

# \$534,900 - 43c Cedarwood Rise Sw, Calgary

MLS® #A2171221

## \$534,900

3 Bedroom, 2.00 Bathroom, 838 sqft  
Residential on 0.06 Acres

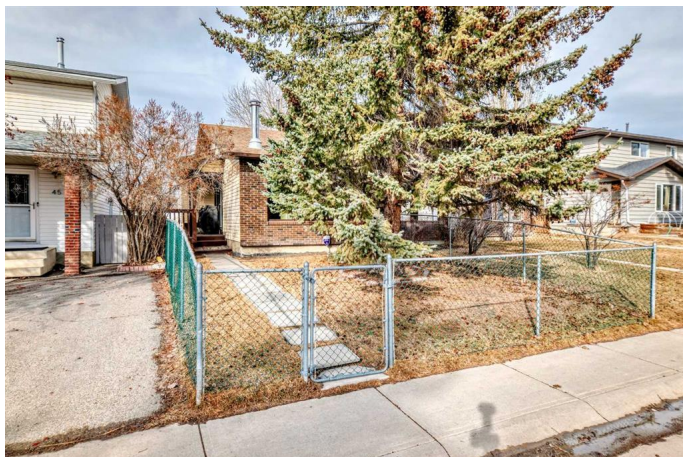
Cedarbrae, Calgary, Alberta

Welcome to this well-maintained 3-bedroom, 2-bathroom home in the desirable Cedarbrae community. Featuring beautiful hardwood floors throughout with carpet in the developed lower level, this home offers a spacious layout with plenty of natural light. The standout feature is the oversized detached garage, built in 2003, with 220 AMP service—perfect for a workshop or extra storage. Additional upgrades include a roof (2015) and windows (replaced 3 years ago), the hot water tank replaced in 2003 and the furnace is original. This is the second owner who kept this home well maintained. Located close to schools, parks, and shopping, this home is ideal for families or anyone looking to live in a convenient, established neighborhood. Don't miss out—schedule your viewing today!

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2171221  |
| Price          | \$534,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 838       |
| Acres          | 0.06      |
| Year Built     | 1979      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | Bungalow, Side by Side |
| Status   | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 43c Cedarwood Rise Sw |
| Subdivision | Cedarbrae             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 3H8               |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 1   |
| Parking        | Garage Door Opener, Off Street, Garage Faces Rear, Insulated, Oversized, Single Garage Detached |
| # of Garages   | 1   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), No Smoking Home                                     |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Window Coverings, Dryer, Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Free Standing, Living Room, Wood Burning                            |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Yard, City Lot, Front Yard, Landscaped, Few Trees, Private |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame, Brick                                 |
| Foundation        | Poured Concrete   |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 12th, 2025 |
|-------------|------------------|

Zoning

M-CG

## **Listing Details**

Listing Office

RE/MAX iRealty Innovations

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