

# \$399,500 - 126 Anderson Grove Sw, Calgary

MLS® #A2202335

## \$399,500

3 Bedroom, 3.00 Bathroom, 1,568 sqft

Residential on 0.04 Acres

Cedarbrae, Calgary, Alberta

Price reduced to \$399,500 !! Professionally painted and cleaned throughout. Impressive 12 ft. ceiling in kitchen/dining /living area. Sundeck off living area. Stainless Steel Appliances. Gas fireplace in Family room. Updated Two 4 piece bathrooms with tub & one 2 piece powder room. End unit. Great location very close to community shopping center, Co-op Shopping Center, Cedarbrae elementary school, St. Cyril elementary school, playground, Glenmore Park & Heritage Park. Easy access onto Anderson Road / Stoney Trail. Lots of natural light and sunny SW exposure. Very nice floor plan with kitchen/dining/living area on main level. Family room with fireplace on upper level. Three bedrooms on top level. View of the mountains from top 2 levels.

Built in 1995

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2202335  |
| Price          | \$399,500 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,568     |
| Acres          | 0.04      |
| Year Built     | 1995      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | Townhouse     |
| Status   | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 126 Anderson Grove Sw |
| Subdivision | Cedarbrae             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 6H7               |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Bicycle Storage, Snow Removal, Visitor Parking |
| Parking Spaces | 2                                              |
| Parking        | Garage Door Opener, Single Garage Attached     |
| # of Garages   | 1                                              |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, High Ceilings, Laminate Counters                                                       |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                |
| Cooling           | None                                                                                                   |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Family Room, Blower Fan, Gas, Mantle                                                                   |
| Has Basement      | Yes                                                                                                    |
| Basement          | Partial, Unfinished                                                                                    |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Other                                     |
| Lot Description   | See Remarks, Secluded                     |
| Roof              | Asphalt Shingle                           |
| Construction      | Wood Frame, Brick, Concrete, Vinyl Siding |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 16th, 2025 |
| Days on Market | 159              |
| Zoning         | M-CG d44         |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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