

# \$329,000 - 71 Cedar Springs Gardens Sw, Calgary

MLS® #A2255135

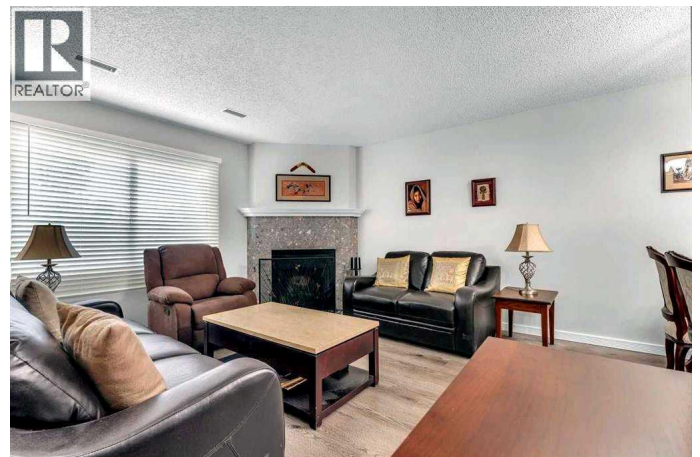
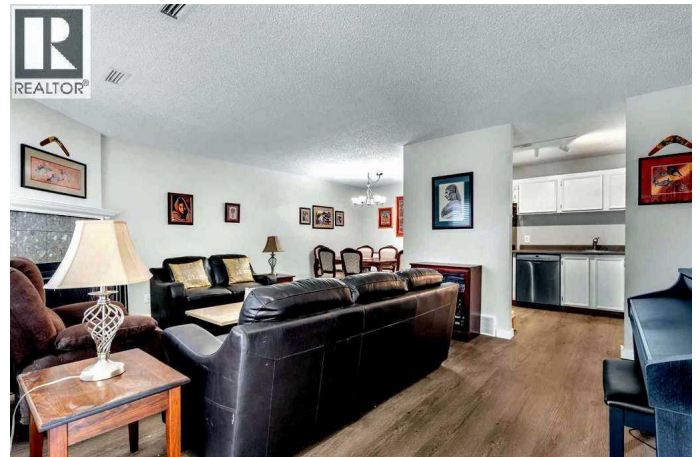
**\$329,000**

3 Bedroom, 2.00 Bathroom, 1,156 sqft

Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

UPDATED UPPER LEVEL END UNIT | 3 BEDROOMS & 1.5 BATH | UNDERGROUND PARKING | PET FRIENDLY UPON BOARD APPROVAL | MOVE-IN READY | WALK TO SCHOOLS, PARKS & GLENMORE RESERVOIR. This updated home offers the space and layout families need with the convenience of a well-connected location close to schools, parks and shopping. Wide plank flooring and a neutral colour palette create a warm, inviting interior. An open floor plan allows for effortless daily living and entertaining, with clear sightlines between the dining room, living room and kitchen. The living room features a cozy fireplace for relaxing evenings, while the dining room comfortably connects everyone together. The kitchen is updated with white cabinets, stainless steel appliances and plenty of workspace to prepare meals. All 3 bedrooms include their own walk-in closets, giving children and adults alike organized storage space. The primary bedroom has a private 2 pc ensuite, so there is no need to share during busy mornings. A 4 pc bathroom and convenient in-suite laundry adds practical function. The private patio at the entry invites outdoor enjoyment inviting casual barbeques and time spent unwinding. Families will also appreciate the heated underground parking with bike storage, plus abundant visitor parking throughout the complex for guests. This well-managed, pet-friendly complex is close to everyday essentials with quick access to



shopping, transit, schools, and major routes including Stoney Trail, Anderson, and Southland. Outdoor recreation is only steps away at Braeside tennis courts, soccer fields, baseball diamonds and playgrounds. Scenic pathways lead to the Glenmore Reservoir and beyond to Weaselhead Flats for weekend adventures, biking and nature walks. Combining comfort, function and community, this home delivers the space families need with the convenience they want!

Built in 1983

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2255135          |
| Price          | \$329,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,156             |
| Acres          | 0.00              |
| Year Built     | 1983              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 71 Cedar Springs Gardens Sw |
| Subdivision | Cedarbrae                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2W 5J9                     |

**Amenities**

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Secured Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                              |

|         |                                     |
|---------|-------------------------------------|
| Parking | Heated Garage, Parkade, Underground |
|---------|-------------------------------------|

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)                              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Living Room, Wood Burning                                                                            |
| # of Stories      | 2                                                                                                    |
| Basement          | None                                                                                                 |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Entrance                |
| Lot Description   | Landscaped, Many Trees          |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 53                   |
| Zoning         | M-C1 d55             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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