

**81 Cedar Springs Gardens SW  
Calgary, Alberta**

**MLS # A2160625**



**\$314,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Cedarbrae                                  |               |                   |
| <b>Type:</b>     | Residential/Five Plus                      |               |                   |
| <b>Style:</b>    | Bungalow                                   |               |                   |
| <b>Size:</b>     | 919 sq.ft.                                 | <b>Age:</b>   | 1983 (41 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Heated Garage, Parkade, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Low Maintenance Landscape, Landscaped      |               |                   |

|                    |                                 |                   |          |
|--------------------|---------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Laminate, Linoleum              | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | \$ 391   |
| <b>Basement:</b>   | None                            | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding | <b>Zoning:</b>    | M-C1 d55 |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -        |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |          |

**Inclusions:** N/A

Best location in the complex! Quiet main floor unit in Cedar Springs Gardens. Spacious open floor plan! Warm sunny south facing windows! Master bedroom is quite spacious with walk through closet & the 2 piece ensuite. Second bedroom is nice and large. Lovely corner wood burning fireplace complements the living room. All the appliances are included in the great kitchen. Nice dining area as well. In-suite laundry with the washer and dryer included. Really nice patio for those summer time BBQ's and enjoy the sunny south exposure. This unit comes with 1 assigned underground parking stall. Visitor parking is also right outside the unit , nice and handy for your guests. Fabulous proximity to schools, Southland Leisure Centre, South Centre mall, parks and bus routes. Pets are allowed. Large crawl space for extra storage, newer windows and roofing shingles.