

**43C Cedarwood Rise SW
Calgary, Alberta**

MLS # A2171221



\$534,900

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	838 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Garage Faces Rear, Insulated, Off Street, Oversized, S		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: N/A

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!