

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

MLS # A2197238



\$310,000

Division:	Cedarbrae		
Type:	Residential/Other		
Style:	Bungalow		
Size:	919 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Stucco, Wood Siding

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 391

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: N/A

Quiet main floor 2 bedroom, 2 bathroom 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.