20 Cedarwood Hill SW
Calgary, Alberta

MLS # A2201996

$439,000

Division:	Cedarbrae
Type:	Residential/Duplex
Style:	Attached-Side by Side, Bi-Level
Size:	878 sq.ft.
Age:	1977 (48 yrs old)
Beds:	3
Baths:	2
Garage:	Oversized, Single Garage Detached
Lot Size:	0.06 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, Re

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home		

Inclusions: Flooring in Laundry/Utility Room, Upstairs/Downstairs Dining Tables, Wood Storage Shed in Backyard

This well-maintained bi-level home offers versatility, modern updates, and excellent potential for multi-generational living or rental income. With a dedicated side entry from the landing, the fully developed lower level features a kitchenette with a peninsula, full-sized fridge with ice maker, dishwasher, and sink, along with a spacious family room, a large bedroom with a walk-in closet/utility room, and a 3-piece bath. Upstairs, you'll find a bright and functional layout with hardwood floors, updated windows, and a stylish kitchen with stainless steel appliances. The fully fenced yard is perfect for relaxing or entertaining, featuring a large deck, a gas line for BBQ off the garage, and an oversized, insulated, and heated single garage with a new door and opener. Recent upgrades include a newer electrical panel, a recent roof replacement, updated toilets and vanity, leaf guards on gutters, and a newer washer & gas dryer. Ideally located on a quiet street close to schools, amenities, and Glenmore Park. Don't miss this fantastic home with storage galore and flexible living potential!