

\$489,900 - 85 Cedardale Crescent Sw, Calgary

MLS® #A2234845

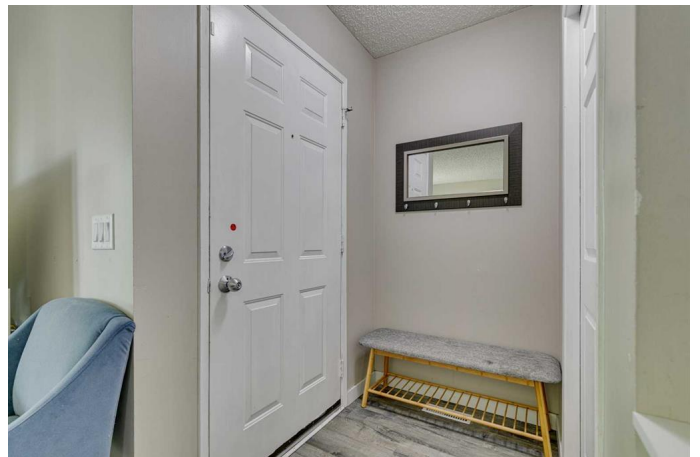
\$489,900

3 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.07 Acres

Cedarbrae, Calgary, Alberta

Step into this charming half duplex, ideally located in the heart of Cedarbrae, a warm, family-friendly community in SW Calgary. As you arrive, you're welcomed by a spacious front foyer with a convenient hall closet, setting the tone for a home that's been thoughtfully designed for comfort and functionality. As you move into the main living area, you'll immediately notice the bright, open layout. The large living and dining room combination is perfect for entertaining, with expansive front facing windows that flood the space with natural light. Along with a convenient powder room for guests. From there, head into the cozy, eat-in kitchen. It's a step-saving layout that keeps everything within reach, with a lovely view overlooking the west-facing backyard. Whether you're cooking dinner or keeping an eye on the kids playing outside, this space makes everyday living effortless. Heading upstairs, you'll find three spacious bedrooms, each filled with natural light and offering plenty of room for rest and relaxation. A full 4-piece bathroom serves the upper level, conveniently located near all the bedrooms. The lower level offers a laundry area that is neatly tucked away. This level is undeveloped, offering a blank canvas for your personal touch whether it's a home gym, recreation room, or additional storage. Step outside into the massive, manicured backyard, fully fenced for privacy and security. The large deck and patio space are ideal for summer barbecues, morning coffee, or simply enjoying the



sunshine. There's more than enough room here for pets, kids, or gardening. The location is hard to beat just minutes from amenities, public transportation, schools, parks, and daycares. You'll also enjoy quick access to Anderson Road and Stoney Trail, plus you're only a short drive from the natural beauty of Fish Creek Park and the mountains beyond. This home has it all, space, functionality, and a community that truly feels like home. Book your viewing today.

Built in 1980

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2234845 |
| Price | \$489,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,080 |
| Acres | 0.07 |
| Year Built | 1980 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 85 Cedardale Crescent Sw |
| Subdivision | Cedarbrae |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2W 4B2 |

Amenities

| | |
|----------------|-----------------------------|
| Parking Spaces | 2 |
| Parking | On Street, None, Unassigned |

Interior

| | |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 3rd, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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