# \$398,226 - 226 Anderson Grove Sw, Calgary

MLS® #A2222463

### \$398,226

3 Bedroom, 3.00 Bathroom, 1,633 sqft Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

The most size for the best Value, \$398,226....WELCOME IN....to Anderson Grove Townhomes....From the TOP with a MOUNTIAN VIEW TO THE SW, 3 bedroom on the top floor, PRIMARY/MASTER BEDROOM & FULL ENSUITE BATH, to a second full bath for the other 2nd & 3rd bedrooms...... then the MAIN LEVEL with the KITCHEN, 2 PCE wash room. front Garage & Parking infront of garage, Visitor parking on the south side of buildings. WALK OUT BASEMENT is ABOVE GROUND LEVEL, under the main raised deck. Basement could malk a 4th Bedroom, Office, or separate TV room or......



#### **Essential Information**

MLS® # A2222463 Price \$398,226

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,633 Acres 0.00

Year Built 1995

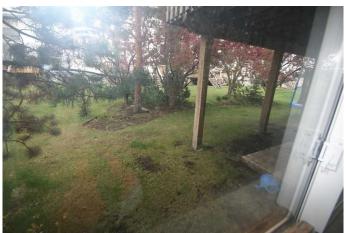
Type Residential

Sub-Type Row/Townhouse

Style Side by Side, 2 Storey Split

Status Active







# **Community Information**

226 Anderson Grove Sw Address

Subdivision Cedarbrae City Calgary County Calgary Province Alberta

T2W 6H7

#### **Amenities**

Postal Code

**Amenities** Park, Trash, Visitor Parking, Laundry, Parking

Parking Spaces 2

Parking Pad, Single Garage Attached Parking

# of Garages 1

#### Interior

Interior Features Laminate Counters, No Smoking Home, Built-in Features, High Ceilings,

Vinyl Windows, Separate Entrance, Storage, Vaulted Ceiling(s)

Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window **Appliances** 

Coverings, Gas Water Heater, Stove(s)

Forced Air, Natural Gas Heating

Cooling Other Fireplace Yes

# of Fireplaces 1

**Fireplaces** Gas, Insert, Living Room, Mantle, Sealed Combustion

# of Stories 3 Has Basement Yes

Basement Exterior Entry, Partially Finished, See Remarks, Walk-Out

#### **Exterior**

Exterior Features Private Entrance

Landscaped, Backs on to Park/Green Space, Cul-De-Sac, Fruit Lot Description

Trees/Shrub(s), Lawn, Treed, Views

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Concrete

Foundation **Poured Concrete** 

# **Additional Information**

Date Listed May 20th, 2025

Days on Market 96 Zoning RM-1

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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