

# \$699,000 - 12 Cedargrove Road Sw, Calgary

MLS® #A2258162

**\$699,000**

5 Bedroom, 3.00 Bathroom, 1,175 sqft  
Residential on 0.08 Acres

Cedarbrae, Calgary, Alberta

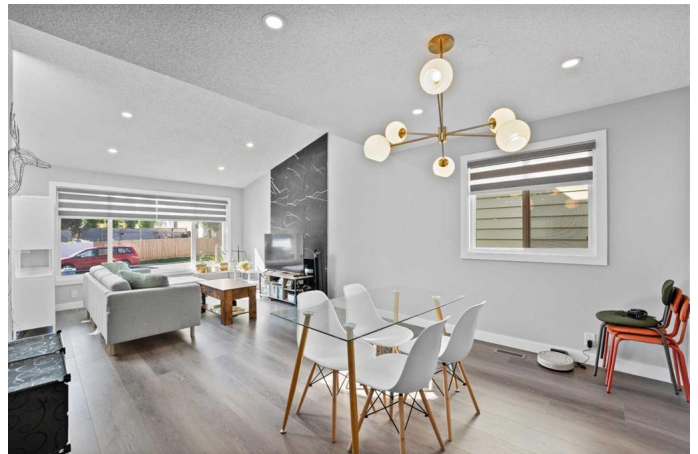
6 BED, 3 BATH home with SEPARATE ENTRANCE, ILLEGAL BASEMENT SUITE, single garage and loads of upgrades! The main floor features an open-concept layout with skylight, luxury vinyl plank, upgraded lights, a spacious kitchen with side door for BBQs, a primary with ensuite + backyard view, plus 2 more bedrooms and a full bath. The fully updated basement has 3 bedrooms, a full bath, large living area and full kitchen—currently rented for \$1,500/month, meaning you can live comfortably upstairs while someone helps pay your mortgage. Don't wait, call your favorite realtor today!

Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258162    |
| Price          | \$699,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,175       |
| Acres          | 0.08        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 12 Cedargrove Road Sw |
| Subdivision | Cedarbrae             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W4T9                |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Off Street, Single Garage Attached |
| # of Garages   | 1                                  |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Pantry, Separate Entrance, Skylight(s)                                                            |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings, Range |
| Heating           | Forced Air                                                                                                                         |
| Cooling           | None                                                                                                                               |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Electric                                                                                                                           |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Full, Suite                                                                                                                        |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Garden                     |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt                    |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 33                   |
| Zoning         | R-C2                 |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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