

# \$399,000 - 62 Cedardale Crescent Sw, Calgary

MLS® #A2246553

**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,092 sqft

Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

Welcome to Cedargate Village\*\*\*More Photos Coming\*\*\*â€” a charming and well-maintained townhome complex in the heart of Cedarbrae!

This clean and stylish half-duplex, two-storey townhome offers over 1,100 sq.ft. of comfortable living space in a pet-friendly community. Featuring 2 spacious bedrooms and 2 bathrooms, this home is perfect for first-time buyers, downsizers, or investors alike.

Step inside to discover vaulted ceilings, a cozy gas fireplace, and a bright open-concept living area with patio doors that lead to your private, fully fenced and landscaped backyard â€” all beautifully maintained by the condo association.

Enjoy the convenience of a front-attached garage with additional driveway parking, as well as ample street parking for guests. The unfinished basement offers great potential for future development or extra storage. Recent upgrades include a newer hot water tank.

Located in an ideal location close to schools, shopping, transit, and the pedestrian overpass on Anderson Road, this property offers enhanced access to the cityâ€™s cycling and pathway system. Snow removal and lawn care are included, providing hassle-free living year-round.



Don't miss this opportunity to own a move-in-ready home in a quiet, established neighborhood. Book your showing today!

Built in 1979

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2246553                |
| Price          | \$399,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,092                   |
| Acres          | 0.00                    |
| Year Built     | 1979                    |
| Type           | Residential             |
| Sub-Type       | Row/Townhouse           |
| Style          | Side by Side, Townhouse |
| Status         | Active                  |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 62 Cedardale Crescent Sw |
| Subdivision | Cedarbrae                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2W 3Z5                  |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Visitor Parking, Dog Park           |
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 2                                   |

**Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                   |
| Appliances        | Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Fireplace(s)                                          |

|                 |                  |
|-----------------|------------------|
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Landscaped, Lawn               |
| Roof              | Asphalt                        |
| Construction      | Concrete, Wood Frame           |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 10               |
| Zoning         | M-CG d44         |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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