

12 Cedargrove Road SW
Calgary, Alberta

MLS # A2258162



\$699,000

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,175 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Pantry, Separate Entrance, Skylight(s)		

Inclusions: 2 refrigerator, 2 electric stove, 2 washer/dryer, 2 dishwasher, 2 range hood

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!