

# \$469,900 - 85 Cedardale Crescent Sw, Calgary

MLS® #A2234845

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.07 Acres

Cedarbrae, Calgary, Alberta

Step into this charming half duplex. 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. The eat-in kitchen has a lovely view overlooking the west-facing backyard. 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. 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	\$469,900
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	None, On Street, Unassigned

## Interior

Interior Features	Open Floorplan, Laminate Counters
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	Landscaped, Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	74
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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