

\$329,000 - 71 Cedar Springs Gardens Sw, Calgary

MLS® #A2255135

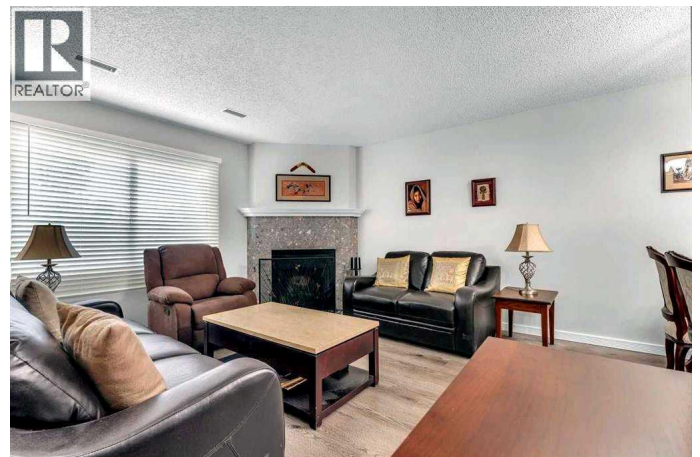
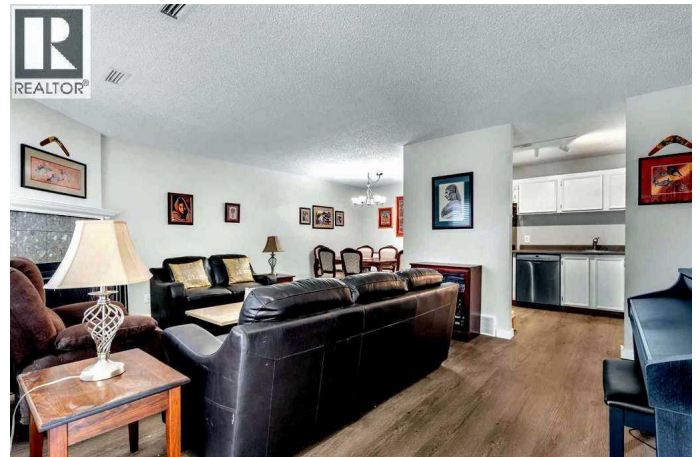
\$329,000

3 Bedroom, 2.00 Bathroom, 1,156 sqft

Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

OPEN HOUSE OCT 12, 1-4 PM | UPDATED UPPER LEVEL END UNIT | 3 BEDROOMS & 1.5 BATH | UNDERGROUND PARKING | PET FRIENDLY UPON BOARD APPROVAL | MOVE-IN READY | WALK TO SCHOOLS, PARKS & GLENMORE RESERVOIR. This updated home offers the space and layout families need with the convenience of a well-connected location close to schools, parks and shopping. Wide plank flooring and a neutral colour palette create a warm, inviting interior. An open floor plan allows for effortless daily living and entertaining, with clear sightlines between the dining room, living room and kitchen. The living room features a cozy fireplace for relaxing evenings, while the dining room comfortably connects everyone together. The kitchen is updated with white cabinets, stainless steel appliances and plenty of workspace to prepare meals. All 3 bedrooms include their own walk-in closets, giving children and adults alike organized storage space. The primary bedroom has a private 2 pc ensuite, so there is no need to share during busy mornings. A 4 pc bathroom and convenient in-suite laundry adds practical function. The private patio at the entry invites outdoor enjoyment inviting casual barbeques and time spent unwinding. Families will also appreciate the heated underground parking with bike storage, plus abundant visitor parking throughout the complex for guests. This well-managed, pet-friendly complex is close to everyday essentials with quick access to



shopping, transit, schools, and major routes including Stoney Trail, Anderson, and Southland. Outdoor recreation is only steps away at Braeside tennis courts, soccer fields, baseball diamonds and playgrounds. Scenic pathways lead to the Glenmore Reservoir and beyond to Weaselhead Flats for weekend adventures, biking and nature walks. Combining comfort, function and community, this home delivers the space families need with the convenience they want!

Built in 1983

Essential Information

MLS® #	A2255135
Price	\$329,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,156
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

Community Information

Address	71 Cedar Springs Gardens Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5J9

Amenities

Amenities	Snow Removal, Visitor Parking, Secured Parking
Parking Spaces	1

Parking	Heated Garage, Parkade, Underground
---------	-------------------------------------

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	37
Zoning	M-C1 d55

Listing Details

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.