



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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71 Cedar Springs Gardens SW
Calgary, Alberta

MLS # A2255135



\$329,000

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,156 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, Many Trees		

Heating: Forced Air, Natural Gas

Floors: Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 458

LLD: -

Zoning: M-C1 d55

Utilities: -

Inclusions: None

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!