



\$ 411,900.00

## 260 CEDARPARK DRIVE SW CALGARY

<https://paulbrinton.com>

Home is active & available for quick possession.  
Fantastic Family home, 3 bedrooms, 2.5 baths Plus a den/office in the sought-after community of Cedarbrae! Located on a huge pie lot with possible side RV parking, close to schools, parks, shopping & all amenities, plus city transit a few steps away....

- 3 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1137611

**Type:** Detached

**Bedrooms:** 3

**Baths Half:** 1

**Lot size:** 6555 sq ft

**Year built:** 1974

**Parking:** Single Garage Attached

**Post Updated:** 2021-12-02 20:40:28

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 09/09/21

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Living Room,Wood Burning

**Exterior Features:** Other

**District:** CAL Zone S

**Interior Features:** Built-in Features,Granite Counters,See Remarks,Separate Entrance

**Roof Type:** Asphalt Shingle

**Total Parking:** 3

**Flooring:** Carpet,Hardwood

**Community Features:** Park,Schools Nearby,Playground,Pool,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Back Yard,Few Trees,Front Yard,Lawn,No Neighbours Behind,Landscaped,See Remarks

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Basement

**Levels:** One

**Zoning:** R-C1



**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Suite:** No

**Frontage Metres:** 8.64M 28` 4"

**Living Area SF:** 1120.00

**Structure Type:** House

**Restrictions:** None Known

**List Price Square Foot:** \$ 367.77

**Photo Count:** 31

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Water Purifier,Window Coverings

**Subdivision Name:** Cedarbrae

**Lot Size Acres:** 0.15

