

# \$529,000 - 47 Ceduna Park Sw, Calgary

MLS® #A2235413

## \$529,000

3 Bedroom, 3.00 Bathroom, 1,298 sqft  
Residential on 0.08 Acres

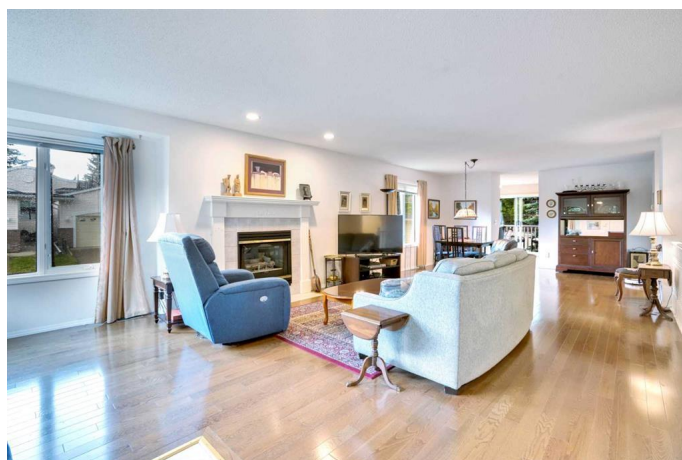
Cedarbrae, Calgary, Alberta

Rare opportunity! Ultra bright and sunny end unit located in a manicured complex with a quiet location. Walking distance to all amenities, Rec center, restaurants and convenience stores. Beautifully kept 2 + 1 bedroom villa. Bright kitchen, separate eating area and patio door to rear deck for your BBQ's. Large living room, dining room combination with hardwood floors., Featuring a cosy gas fireplace. Master 4 piece bath with jetted tub. 2nd bathroom is 3 piece and is located close to the front bedroom/den. Downstairs you can play in the huge family room! 3rd bedroom and 3 piece bath , perfect for guests. Double attached garage . Most all poly b has been replaced. Visitor parking is close by making it handy for your visitors. Possession is negotiable. Easy to view! Call for your private showing.

Built in 1994

## Essential Information

MLS® #	A2235413
Price	\$529,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,298
Acres	0.08
Year Built	1994



Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	47 Ceduna Park Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K1H2

### Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Natural Woodwork, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Corner Lot, Landscaped, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 27th, 2025
Days on Market	18
Zoning	M-C1 d75

## **Listing Details**

Listing Office	Royal LePage Benchmark
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