

# \$399,500 - 126 Anderson Grove Sw, Calgary

MLS® #A2202335

## \$399,500

3 Bedroom, 3.00 Bathroom, 1,568 sqft

Residential on 0.04 Acres

Cedarbrae, Calgary, Alberta

Price reduced to \$399,500 !! Professionally painted and cleaned throughout. Impressive 12 ft. ceiling in kitchen/dining /living area. Sundeck off living area. Stainless Steel Appliances. Gas fireplace in Family room. Updated Two 4 piece bathrooms with tub & one 2 piece powder room. End unit. Great location very close to community shopping center, Co-op Shopping Center, Cedarbrae elementary school, St. Cyril elementary school, playground, Glenmore Park & Heritage Park. Easy access onto Anderson Road / Stoney Trail. Lots of natural light and sunny SW exposure. Very nice floor plan with kitchen/dining/living area on main level. Family room with fireplace on upper level. Three bedrooms on top level. View of the mountains from top 2 levels.

Built in 1995

## Essential Information

MLS® #	A2202335
Price	\$399,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,568
Acres	0.04
Year Built	1995



Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	126 Anderson Grove Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6H7

### Amenities

Amenities	Bicycle Storage, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, High Ceilings, Laminate Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Blower Fan, Gas, Mantle
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Other
Lot Description	See Remarks, Secluded
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 16th, 2025
Days on Market	157
Zoning	M-CG d44

## **Listing Details**

Listing Office	MaxWell Canyon Creek
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