

# \$399,000 - 62 Cedardale Crescent Sw, Calgary

MLS® #A2246553

**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,092 sqft

Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

Welcome to Cedargate Village\*\*\*More Photos Coming\*\*\*â€” a charming and well-maintained townhome complex in the heart of Cedarbrae!

This clean and stylish half-duplex, two-storey townhome offers over 1,100 sq.ft. of comfortable living space in a pet-friendly community. Featuring 2 spacious bedrooms and 2 bathrooms, this home is perfect for first-time buyers, downsizers, or investors alike.

Step inside to discover vaulted ceilings, a cozy gas fireplace, and a bright open-concept living area with patio doors that lead to your private, fully fenced and landscaped backyard â€” all beautifully maintained by the condo association.

Enjoy the convenience of a front-attached garage with additional driveway parking, as well as ample street parking for guests. The unfinished basement offers great potential for future development or extra storage. Recent upgrades include a newer hot water tank.

Located in an ideal location close to schools, shopping, transit, and the pedestrian overpass on Anderson Road, this property offers enhanced access to the cityâ€™s cycling and pathway system. Snow removal and lawn care are included, providing hassle-free living year-round.



Don't miss this opportunity to own a move-in-ready home in a quiet, established neighborhood. Book your showing today!

Built in 1979

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2246553                |
| Price          | \$399,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,092                   |
| Acres          | 0.00                    |
| Year Built     | 1979                    |
| Type           | Residential             |
| Sub-Type       | Row/Townhouse           |
| Style          | Side by Side, Townhouse |
| Status         | Active                  |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 62 Cedardale Crescent Sw |
| Subdivision | Cedarbrae                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2W 3Z5                  |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Visitor Parking, Dog Park           |
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 2                                   |

**Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                   |
| Appliances        | Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                          |

|                 |                  |
|-----------------|------------------|
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Landscaped, Lawn               |
| Roof              | Asphalt                        |
| Construction      | Concrete, Wood Frame           |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 17               |
| Zoning         | M-CG d44         |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete 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.