

# \$859,000 - 471 Cedarpark Drive Sw, Calgary

MLS® #A2200668

**\$859,000**

5 Bedroom, 3.00 Bathroom, 1,308 sqft  
Residential on 0.12 Acres

Cedarbrae, Calgary, Alberta

Welcome to your dream home in the heart of Cedarbrae, where modern luxury meets timeless charm! This beautifully renovated 5-bedroom bungalow offers the perfect blend of comfort, functionality, and endless possibilities – ideal for a growing family or savvy investor. Step inside and be greeted by a bright and inviting living space, where brand-new double-pane windows flood the home with natural light. Every inch of this home has been thoughtfully updated, including new electrical, plumbing, insulation, and a new roof on both the house and detached garage. The heart of the home features a stylish kitchen with sleek finishes, perfect for creating family meals or entertaining friends. With 3 spacious bedrooms on the main level and an additional 2 bedrooms in the basement, there's plenty of room for everyone. The lower level boasts an illegal suite, complete with its own living space and kitchen – offering fantastic potential for rental income or a private retreat for out-of-town guests. Comfort is key with a new furnace and humidifier, along with a hot water tank, ensuring efficiency and peace of mind for years to come. The exterior has received a stunning facelift, adding to the home's curb appeal and making it a standout on the block. Nestled in a vibrant and welcoming neighborhood, this home is close to schools, parks, and all the amenities Cedarbrae has to offer. Whether you're envisioning cozy family nights or hosting summer barbecues in



your refreshed outdoor space, this home truly has it all. Don't miss the chance to make this exceptional property yours a turn-key opportunity with endless potential!

Built in 1973

### Essential Information

MLS® #	A2200668
Price	\$859,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,308
Acres	0.12
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	471 Cedarpark Drive Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2J8

### Amenities

Parking Spaces	1
Parking	Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Freezer, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Other

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Other, Storage
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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