

# \$439,900 - 135 Cedarwood Lane Sw, Calgary

MLS® #A2228005

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,298 sqft

Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

Welcome to this beautifully updated 3-bedroom, 2.5-bath townhouse in the desirable community of Cedarbrae! Offering 1,298 sq ft of well-designed living space, this home features brand new carpet(2025) and gorgeous luxury vinyl plank flooring (2024) throughout â€” move-in ready with modern touches. Stay comfortable year-round with central air conditioning(2024) and enjoy peace of mind with a newer furnace(2022) and hot water tank, taking care of those big-ticket items for you. The double garage provides ample parking and storage.

Nestled in a fantastic location close to schools, shopping, bike trails, and with quick access to Stoney Trail and Fish Creek Provincial Park, this property combines convenience and lifestyle. Whether youâ€™re a first-time buyer, a family, or someone looking to downsize without compromise, this is an excellent opportunity to own in one of Calgaryâ€™s established neighbourhoods and with low condo fees! This one checks ALL the boxes...Get ready to love this home!

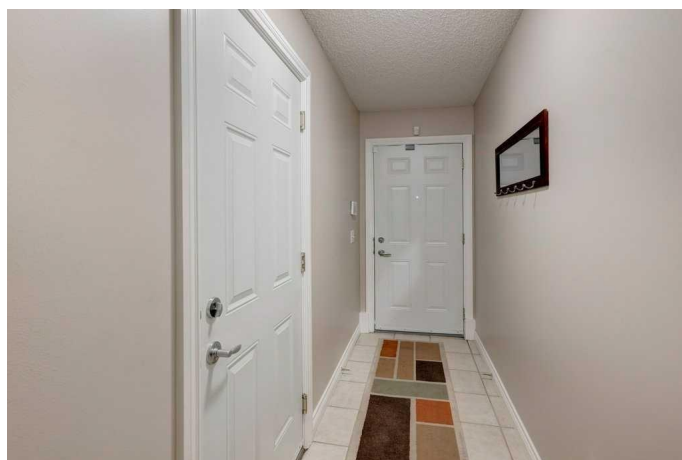
Built in 2004

## Essential Information

MLS® # A2228005

Price \$439,900

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,298
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	135 Cedarwood Lane Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6J3

### **Amenities**

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

### **Interior**

Interior Features	Breakfast Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Oven
Heating	Forced Air
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Balcony, Private Entrance
Lot Description	Landscaped, Lawn, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	15
Zoning	M-C1 d57

**Listing Details**

Listing Office	Coldwell Banker Mountain Central
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