

# \$450,000 - 64 Cedarbrook Way Sw, Calgary

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MLS® #A2229623

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,087 sqft

Residential on 0.06 Acres

Cedarbrae, Calgary, Alberta

Welcome to 64 Cedarbrook Way SW, a beautifully updated 4-bedroom, 3-bathroom semi-detached bi-level nestled on a quiet street in the heart of Cedarbrae. This home backs directly onto green space, offering a peaceful and private backyard oasis with no rear neighbours. Inside, you'll love the cozy wood-burning fireplace, bright open living areas, and the professionally renovated kitchen featuring granite countertops and stainless steel appliances. The main level offers three spacious bedrooms, including a primary suite with a walk-in closet and private ensuite. Downstairs, the fully finished basement has been recently renovated and includes a large rec room, a fourth bedroom, a full 4-piece bathroom, and a separate entrance providing potential for multi-generational living or added flexibility for guests or home office space. With major updates like a high-efficiency furnace, newer roof, eaves, and hot water tank, this home offers both comfort and peace of mind. Located just minutes from Fish Creek Park, great schools, walking paths, and all the amenities you need, this is the ideal family home in a community that feels like home the moment you arrive.

Built in 1980

## Essential Information

MLS® #                   A2229623

Price                     \$450,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,087
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	64 Cedarbrook Way Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3Y3

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Granite Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Other, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot
Roof	Asphalt Shingle

Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	4
Zoning	R-CG

**Listing Details**

Listing Office	Greater Property Group
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