

# \$419,226 - 226 Anderson Grove Sw, Calgary

MLS® #A2222463

**\$419,226**

3 Bedroom, 3.00 Bathroom, 1,633 sqft

Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

WELCOME IN....to Anderson Grove Townhomes....From the TOP with a MOUNTIAN VIEW TO THE SW, 3 bedroom on the top floor, PRIMARY/MASTER BEDROOM & FULL ENSUITE BATH, to a second full bath for the other 2nd & 3rd bedrooms..... then the MAIN LEVEL with the KITCHEN, 2 PCE wash room

Built in 1995

## Essential Information

|                |                              |
|----------------|------------------------------|
| MLS® #         | A2222463                     |
| Price          | \$419,226                    |
| Bedrooms       | 3                            |
| Bathrooms      | 3.00                         |
| Full Baths     | 2                            |
| Half Baths     | 1                            |
| Square Footage | 1,633                        |
| Acres          | 0.00                         |
| Year Built     | 1995                         |
| Type           | Residential                  |
| Sub-Type       | Row/Townhouse                |
| Style          | 2 Storey Split, Side by Side |
| Status         | Active                       |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 226 Anderson Grove Sw |
| Subdivision | Cedarbrae             |
| City        | Calgary               |



|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2W 6H7 |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Laundry, Park, Parking, Trash, Visitor Parking |
| Parking Spaces | 2  |
| Parking        | Parking Pad, Single Garage Attached            |
| # of Garages   | 1  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, High Ceilings, Laminate Counters, No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Garage Control(s), Gas Water Heater, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                             |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Other   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Insert, Living Room, Mantle, Sealed Combustion   |
| # of Stories      | 3   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Partially Finished, See Remarks, Walk-Out   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance   |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Lawn, Treed, Views |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 49             |
| Zoning         | RM-1           |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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