

# \$725,000 - 471 Cedarpark Drive Sw, Calgary

MLS® #A2226186

## \$725,000

5 Bedroom, 3.00 Bathroom, 1,308 sqft

Residential on 0.12 Acres

Cedarbrae, Calgary, Alberta

Discover your dream home in the heart of Cedarbrae — where modern luxury meets timeless charm! This beautifully transformed 5-bedroom bungalow is a masterpiece of style and comfort, ready to impress even the most discerning buyer. Step inside to a sun-drenched living space, where brand-new double-pane windows fill every corner with natural light. No detail has been overlooked — from updated electrical, plumbing, and insulation to a brand-new roof on both the home and the detached garage, ensuring peace of mind for years to come. At the center of it all is the sleek, contemporary kitchen — a true showstopper, perfect for whipping up family feasts or hosting unforgettable gatherings. With 3 generous bedrooms on the main floor and 2 additional bedrooms in the fully developed basement, there's room for everyone to live, work, and play. Downstairs, you'll find a versatile illegal suite complete with its own kitchen and living area — ideal for extended family, out-of-town guests, or an incredible income opportunity. Enjoy ultimate comfort with a new furnace, humidifier, and hot water tank. Outside, the home's fresh exterior makeover adds serious curb appeal, making it the envy of the block! Nestled in a vibrant, family-friendly neighborhood, this home is perfectly situated near top-notch amenities, including the Southland Leisure Center, the Public Library, and the scenic Glenmore Park — everything you need for an active and connected lifestyle. Whether



youâ€™re dreaming of cozy movie nights or summer barbecues under the stars, this property offers endless possibilities. Donâ€™t miss your chance to own this Cedarbrae gem â€“ a turn-key treasure waiting for you to call it home!

Built in 1973

**Essential Information**

MLS® #	A2226186
Price	\$725,000
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	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
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	Playground, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	28
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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