

# \$699,000 - 12 Cedargrove Road Sw, Calgary

MLS® #A2258162

**\$699,000**

5 Bedroom, 3.00 Bathroom, 1,175 sqft  
Residential on 0.08 Acres

Cedarbrae, Calgary, Alberta

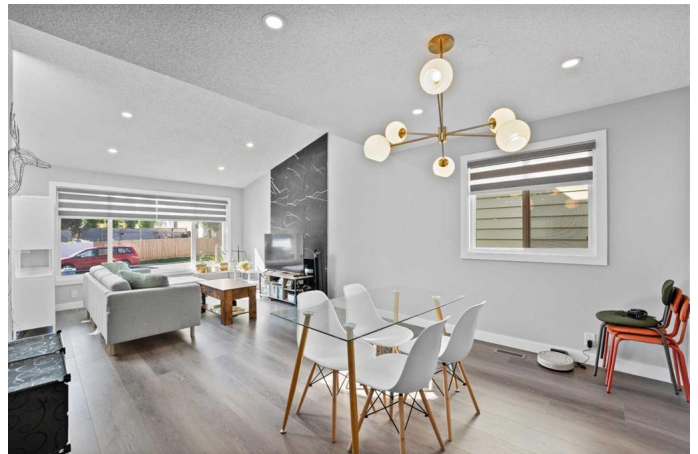
6 BED, 3 BATH home with SEPARATE ENTRANCE, ILLEGAL BASEMENT SUITE, single garage and loads of upgrades! The main floor features an open-concept layout with skylight, luxury vinyl plank, upgraded lights, a spacious kitchen with side door for BBQs, a primary with ensuite + backyard view, plus 2 more bedrooms and a full bath. The fully updated basement has 3 bedrooms, a full bath, large living area and full kitchenâ€”currently rented for \$1,500/month, meaning you can live comfortably upstairs while someone helps pay your mortgage. Donâ€™t wait, call your favorite realtor today!

Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258162    |
| Price          | \$699,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,175       |
| Acres          | 0.08        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 12 Cedargrove Road Sw |
| Subdivision | Cedarbrae             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W4T9                |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Off Street, Single Garage Attached |
| # of Garages   | 1                                  |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Pantry, Separate Entrance, Skylight(s)                                                            |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings, Range |
| Heating           | Forced Air                                                                                                                         |
| Cooling           | None                                                                                                                               |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Electric                                                                                                                           |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Full, Suite                                                                                                                        |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Garden                     |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt                    |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 7                    |
| Zoning         | R-C2                 |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.