

16 Cedarwood Rise SW

Calgary, Alberta

MLS # A2273267



\$479,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Vinyl Windows		
Inclusions:	N/A		

Welcome to 16 Cedarwood Rise SW in the wonderful community of Cedarbrae. Tastefully updated over the years, this home is truly move-in ready. As you enter, you’re greeted by a bright, spacious living room that flows effortlessly into the kitchen, complete with a built-in dining banquette for entertaining. Just off the kitchen, sliding doors open to a large pie-shaped backyard that’s fully paved with stamped concrete, the perfect setup for a future garage build. Head upstairs to find 3 bedrooms, including a generous primary, along with a well-appointed 4-piece bathroom. The basement is unfinished but already features two large egress windows, giving you a head start on future development. Recent upgrades include: carpet, LVP, and paint (2025), tankless hot water heater (2024), vinyl siding, roof, windows, A/C, and furnace (2020). All you have to do is move in and enjoy. Book your private tour today!