

**120 Cedarwood Lane SW**  
**Calgary, Alberta**

**MLS # A2286971**



**\$410,000**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,330 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 311
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d57
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Walk-In Closet(s)		

**Inclusions:** Hood Fan

Welcome to 120 Cedarwood Lane, a beautifully maintained 3-bedroom, 2.5-bathroom townhome in the established community of Cedarbrae. Offering a functional layout and a tandem garage, this home is perfect for families, professionals, or anyone looking for comfortable, low-maintenance living in a convenient southwest location. Inside, the main floor features engineered hardwood flooring, granite countertops, stainless steel appliances, and warm maple cabinetry, creating a timeless kitchen and living space that feels both inviting and practical for everyday life and entertaining alike. Upstairs, you’ll find three well-sized bedrooms, including a spacious primary retreat complete with its own ensuite bathroom, while the additional bedrooms offer flexibility for kids, guests, or a home office. Beyond the home itself, Cedarbrae is a community buyers continue to love for its mature trees, parks, pathways, and welcoming neighbourhood feel. Families will appreciate the nearby schools and access to a variety of public and Catholic options, while everyday amenities, shopping, restaurants, and services are all just minutes away. With quick access to Southland Drive, Anderson Road, and Stoney Trail, getting around the city is easy and efficient. This is a fantastic opportunity to own a stylish and well-appointed townhome in one of southwest Calgary’s most established communities.