

145 Cedar Springs Gardens SW
Calgary, Alberta

MLS # A2313850



\$320,000

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	967 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 431
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d55
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Beautifully maintained single-level townhome located in the established community of Cedarbrae. Offering 966 sq ft of thoughtfully designed living space, this 2-bedroom, 1.5-bathroom home is ideal for first-time buyers, downsizers, and investors alike. The inviting main living area features a cozy wood-burning fireplace and flows seamlessly into the dining space and kitchen, complete with a spacious island with breakfast bar — perfect for everyday living and entertaining. The primary bedroom includes a walk-through closet and private 2-piece ensuite. A second bedroom, full 4-piece bathroom, in-suite laundry, and ample storage complete the functional layout. Enjoy the added convenience of heated underground assigned parking, bike storage, and a north-facing patio ideal for relaxing or hosting guests. The condo fee of \$431/mo includes a 2nd parking stall, with one stall the fee is reduced to \$391/mo. Perfectly situated within walking distance to the Cedarbrae Community Centre, parks, schools, shopping, restaurants, and everyday amenities at Brae Centre. Transit is just steps away with Bus Route 125 offering direct access to Southland LRT Station. Conveniently close to Fish Creek Park, South Glenmore Park, Taza Costco, and major routes including Stoney Trail, Highway 22X, and Macleod Trail for easy commuting throughout the city.