

\$749,900 - 224 Cedarbrae Crescent Sw, Calgary

MLS® #A2260385

\$749,900

4 Bedroom, 3.00 Bathroom, 1,148 sqft

Residential on 0.14 Acres

Cedarbrae, Calgary, Alberta

**** OPEN HOUSE, SATURDAY OCTOBER 18, 2-4PM ****. * CLICK 3D BUTTON FOR VIRTUAL TOUR* Welcome to 224 Cedarbrae Crescent S.W.--a beautifully renovated family home tucked away on a quiet, desirable crescent. Offering nearly 2,200 sq. ft. of developed living space, this 4-bedroom home features a double heated garage (23.5 x 23.5) and numerous updates throughout. Inside, you'll find a stunning new kitchen with quartz countertops, stainless steel appliances, and an open-concept design that flows seamlessly into the dining and living areas. The spacious living room is anchored by a cozy gas fireplace, while new triple pane windows flood the home with natural light. Hardwood and vinyl flooring add warmth and durability across the main level. The main floor offers three bedrooms, including the master suite with a 2-piece ensuite. Step outside to a professionally designed food forest, where you'll be dazzled by the incredible gardens and the expansive yard. Enjoy a variety of fruit trees and bushes--pears, strawberries, grapes, and more--creating your own outdoor sanctuary. Notice there's a dedicated spot to park your RV. The lower level, with a separate entrance and an APPROVED DEVELOPMENT PERMIT for a basement suite (with City of Calgary approval), expands the home's potential. It features a large family room, spacious bedroom, full bathroom, and ample storage. All of this is within walking distance to schools,



parks, and transit. Move in & enjoy this one of a kind home and garden retreat!

Built in 1973

Essential Information

MLS® #	A2260385
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,148
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	224 Cedarbrae Crescent Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1Y4

Amenities

Parking Spaces	2
Parking	Heated Garage, Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Garage Control(s), Stove(s), Window Coverings
Heating	Mid Efficiency

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Street Lighting, Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	20
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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