

135 Cedarwood Lane SW  
Calgary, Alberta

MLS # A2228005



**\$439,900**

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,298 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, No Neighbours Behind, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d57
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

**Inclusions:** Ikea Kitchen island and bar stools

Welcome to this beautifully updated 3-bedroom, 2.5-bath townhouse in the desirable community of Cedarbrae! Offering 1,298 sq ft of well-designed living space, this home features brand new carpet(2025) and gorgeous luxury vinyl plank flooring (2024) throughout — move-in ready with modern touches. Stay comfortable year-round with central air conditioning(2024) and enjoy peace of mind with a newer furnace(2022) and hot water tank, taking care of those big-ticket items for you. The double garage provides ample parking and storage. Nestled in a fantastic location close to schools, shopping, bike trails, and with quick access to Stoney Trail and Fish Creek Provincial Park, this property combines convenience and lifestyle. Whether you’re a first-time buyer, a family, or someone looking to downsize without compromise, this is an excellent opportunity to own in one of Calgary’s established neighbourhoods and with low condo fees! This one checks ALL the boxes...Get ready to love this home!