

# \$399,500 - 126 Anderson Grove Sw, Calgary

MLS® #A2202335

## \$399,500

3 Bedroom, 3.00 Bathroom, 1,568 sqft

Residential on 0.04 Acres

Cedarbrae, Calgary, Alberta

Price reduced to \$399,500 !! Professionally painted and cleaned throughout. Impressive 12 ft. ceiling in kitchen/dining /living area. Sundeck off living area. Stainless Steel Appliances. Gas fireplace in Family room. Updated Two 4 piece bathrooms with tub & one 2 piece powder room. End unit. Great location very close to community shopping center, Co-op Shopping Center, Cedarbrae elementary school, St. Cyril elementary school, playground, Glenmore Park & Heritage Park. Easy access onto Anderson Road / Stoney Trail. Lots of natural light and sunny SW exposure. Very nice floor plan with kitchen/dining/living area on main level. Family room with fireplace on upper level. Three bedrooms on top level. View of the mountains from top 2 levels.

Built in 1995

## Essential Information

MLS® #	A2202335
Price	\$399,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,568
Acres	0.04
Year Built	1995



Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	126 Anderson Grove Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6H7

### Amenities

Amenities	Bicycle Storage, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, High Ceilings, Laminate Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Blower Fan, Gas, Mantle
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Other
Lot Description	See Remarks, Secluded
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 16th, 2025
Days on Market	151
Zoning	M-CG d44

## Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.