10 West Cedar Rise SW

Calgary | Active | MLS® A2337709

$450,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2006**	**1,831.93 sq. ft.**

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Listed by First Place Realty

A closer look

Openhouse Sunday Nov 8, 12 to 2. Welcome to this beautifully maintained and spacious townhome with many interior and exterior UPGRADES offering 3bed/3bath and a WALKOUT main floor with over 1,800 sq ft of functional living space in a quite CUL_DE_SAC in the highly desirable community of West Springs. Significant recent exterior Upgrades completed by management include a NEW ROOF, NEW BALCONY, and NEW FRONT GARDEN LANDSCAPING, adding LONG_TERM Value and peace of mind. (Note: Condo fees were temporarily increased for these major improvements and are expected to be reduced after January 2028.). Inside, the home has been tastefully updated with NEWER FLOORING and PAINT (2020), along with NEWER STAINLESS STEEL APLIENCES including fridge, stove, and dishwasher (2021). Perfectly positioned on a quiet cul-de-sac, this bright and inviting home combines comfort, style, and exceptional value. Large windows throughout flood the space with natural light, creating a warm and welcoming atmosphere. The main level features a spacious living room with vinyl plank flooring, gas fireplace, and 9-FOOT CIELING, along with access to a private balcony. The kitchen is both functional and stylish, offering granite countertops, rich cabinetry, stainless steel appliances, a corner pantry, and ample workspace. A convenient 2-piece powder room completes this level. Upstairs, you'll find two generously sized bedrooms, each with its own 4-piece ensuite-one featuring a relaxing jacuzzi tub-ideal for comfortable living or hosting guests. The fully developed WALKOUT LEVEL backs onto beautiful green space with mature trees and offers incredible flexibility. Whether used as a home office, bedroom, gym, or media room, this space adapts to your lifestyle. Laundry is also conveniently located on this level. Additional highlights include a TANDEM DOUBLE ATTACHED GARAGE with extra storage space. Enjoy an unbeatable location just minutes from West 85th Shopping Centre and Aspen Landing Shopping Centre, offering grocery stores, cafés, restaurants, and everyday amenities. Commuting is easy with quick access to Bow Trail, Sarcee Trail, and Stoney Trail, plus the nearby 69 Street C-Train Station providing convenient access to downtown. Outdoor enthusiasts will appreciate proximity to parks and pathways, including Edworthy Park and the Bow River pathway system, as well as the nearby Westside Recreation Centre. A fantastic opportunity to own a move-in ready home in one of Calgary's most sought-after southwest communities-this one truly has it all!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337709
Bedrooms	3
Bathrooms	3
Year Built	2006
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,831.93 sq. ft.
Condo Fee:	$882.36
Condo Fee Includes:	Common Area Maintenance, Insurance, Reserve Fund Contributions, Snow Removal
Front Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2006 (Age: 20)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	0611038
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame

Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Tandem
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	West Springs
Amenities:	Other
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Foyer · 16'4" × 4'10" ·
Main Floor	Bedroom · 23'9" × 10'6" ·
Main Floor	Furnace/Utility Room · 7'10" × 6'6" ·
2nd Floor	Balcony · 12'9" × 6'2" ·

2nd Floor	Dining Room · 12'9" × 9' ·
2nd Floor	Kitchen · 12'9" × 9'7" ·
2nd Floor	Living Room · 21'9" × 15'4" ·
3rd Floor	Bedroom · 15'5" × 14'9" ·
3rd Floor	Bedroom - Primary · 18'7" × 17'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	High Ceilings
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Fruit Trees/Shrub(s), Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-G d41
Listed Date:	Aug 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/10-west-cedar-rise-sw-calgary-a2337709/

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