131 Cedarbrook Bay SW

Calgary | Active | MLS® A2356957

$489,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1981**	**1,247.7 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by 2% Realty

A closer look

FANTASTIC OPPORTUNITY IN CEDARBRAE - NO CONDO FEES! Tucked away on a quiet cul-de-sac, this charming two-storey home offers an excellent opportunity for families, first-time buyers, or investors! Featuring 3 generously sized bedrooms, including a spacious primary retreat, this home offers a functional layout with plenty of room to enjoy. The bright and inviting kitchen and dining area provide a great space for everyday living, while the comfortable family room features a cozy wood-burning fireplace, perfect for relaxing evenings. A convenient 2-piece bathroom completes the main floor, while a full 4-piece bathroom serves the upper level. Step outside to enjoy the rear yard with garden space and a double detached garage, offering excellent parking and storage. Neutral tones throughout provide a versatile backdrop to make this home your own. LOCATION, LOCATION, LOCATION! Nestled between 2 of Calgary's largest green spaces, Glenmore and Fish Creek Park. Enjoy being just minutes from schools, parks, the community centre, shopping, and everyday amenities. With NO CONDO FEES, a quiet cul-de-sac location, and QUICK POSSESSION AVAILABLE, this is an opportunity you won't want to miss!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356957
Bedrooms	3
Bathrooms	2
Year Built	1981
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,247.7 sq. ft.
Main Level Finished Area:	613.4 sq. ft.

Lot Area:	3,261 sq. ft.
Lot Frontage:	15'10"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1981 (Age: 45)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	8310118
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	1

Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Cedarbrae
Appliances:	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Inclusions:	NA
Restrictions:	None Known
Main Floor	Kitchen · 11'2" × 9' ·
Main Floor	Dining Room · 11'4" × 9'9" ·
Main Floor	Living Room · 15' × 12'1" ·
Main Floor	Entrance · 10'11" × 5'7" ·
Upper Level	Bedroom - Primary · 15' × 12'1" ·
Upper Level	Bedroom · 10'1" × 8'10" ·
Upper Level	Bedroom · 12'6" × 9'3" ·
Basement	Storage · 29'7" × 20'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home, Storage
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Cul-De-Sac

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C2
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/131-cedarbrook-bay-sw-calgary-a2356957/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.