# 197 Cedardale Road SW

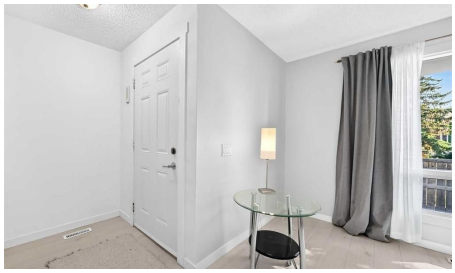
Calgary | Active | MLS® A2325113

**$433,333**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **3** | **1981** | **1,085.8 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by One Percent Realty

# A closer look

Welcome to this really nicely updated, 2-level 1/2 duplex, 3 bdrms, 2 , 2-piece ensuites, fully finished basement and upgrades. Freshly painted throughout, and ready to move in. You will love owning a home in this area with a front courtyard for more privacy and a front window awning for those extra hot days. You will notice how bright the home is when you walk in. Newer luxury vinyl plank flooring and fresh paint on the walls, ceiling, and baseboards. New windows in 2009; new furnace and hot water tank in 2016; electrical box inspected; copper and PEX piping; Hail-rated new roof in 2022. New gutters in 2009. Extra rv parking in the back. It's fresh, bright, and ready to move into. This would be an excellent investment or first-time home for new buyers. Don't miss your chance to own a half duplex in this lovely area of Cedarbrae.. Cedarbrae is a quiet, established community with convenient access to parks, playing fields, shops, the community centre, an off-leash dog park, Southland Leisure Centre, and the natural beauty of Fish Creek Park, plus pathways, outdoor space, and nearby amenities. With no condo fees, and plenty of potential, this is an affordable opportunity to put down roots or add a versatile property to your investment portfolio.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2325113 |
| **Bedrooms** | 3 |
| **Bathrooms** | 3 |
| **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:** | 1,085.8 sq. ft. |
| **Main Level Finished Area:** | 525.4 sq. ft. |

| | |
|---|---|
| **Upper Level Finished Area:** | 560.4 sq. ft. |
| **Below Grade Finished Area:** | 500 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 2,658 sq. ft. |
| **Lot Frontage:** | 24'8" |
| **Front Exposure:** | East |
| **Floor Location:** | Ground |
| **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:** | 3.0 (Full:1, Half:2) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 8111132 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, Other |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding, Wood Frame |
| **Structure Type:** | Duplex |
| **Roof:** | Asphalt Shingle |

| | |
|---|---|
| **Ensuite:** | Yes |
| **Flooring:** | Ceramic Tile, Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Alley Access, Parking Pad, Side By Side |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Southwest |
| **Community:** | Cedarbrae |
| **Appliances:** | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| **Inclusions:** | ceiling fan, window coverings as shown in listing |
| **Restrictions:** | Restrictive Covenant, See Remarks |
| **Main Floor** | Entrance · 5'4" × 3'11" · |
| **Main Floor** | Living Room · 12'10" × 11'8" · |
| **Main Floor** | Dining Room · 8'4" × 7' · |
| **Main Floor** | Kitchen · 11'8" × 10'8" · |
| **Main Floor** | Mud Room · 5'10" × 4'11" · |
| **2nd Floor** | Bedroom · 10'7" × 8'3" · |
| **2nd Floor** | Bedroom · 9'7" × 8'4" · |
| **2nd Floor** | Bedroom - Primary · 14'7" × 10'10" · |
| **Basement** | Laundry · Measurements not available · |
| **Basement** | Flex Space · 5'5" × 5'4" · |
| **Basement** | Furnace/Utility Room · 10'3" × 5'6" · |
| **Basement** | Family Room · 18'10" × 10'7" · |

| | |
|---|---|
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths |
| **Interior Features:** | Soaking Tub, Vinyl Windows |
| **Exterior Features:** | Other |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Lane, Back Yard, Front Yard |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | R-CG |
| **Listed Date:** | Sep 29, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/197-cedardale-road-sw-calgary-a2325113/

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

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