63 West Cedar Rise SW

Calgary | Active | MLS® A2356351

$1,249,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2002**	**2,850 sq. ft.**

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Listed by Century 21 Bravo Realty

A closer look

Welcome to this beautifully maintained two story home in Calgary’s desirable West Springs/West District area, offering approximately RMS 2,850 sq. ft. plus 1304 sq. ft. of Basement developed living space, coze gas fireplace in the living room. Lovingly cared for by the same family for more than a decade, this home has been part of many family memories. With the children now grown, the owners are ready to downsize and pass this special home on to its next family.

The main floor is bright and spacious, featuring 18 ft high ceilings the living room, generous living and family rooms, a well-appointed kitchen, dedicated study, laundry room, and a convenient half bathroom. Upstairs offers four comfortable bedrooms, including a spacious primary suite with a walk-in closet and private a 5 pieces ensuite, plus three additional generously sized bedrooms and another full bathroom.

The professionally developed basement adds even more functional living space with a large family/recreation room, home gym, additional bedroom, and full bathroom. The home has been thoughtfully maintained throughout and offers a practical, comfortable layout that is ideal for family living.

Located close to Radio Park, schools, shopping, dining, pathways, and West District amenities, this property offers an excellent combination of space, comfort, and convenience in one of Calgary’s sought-after west-side communities.

As an added bonus, selected furnishings may be included in the purchase price at no additional cost, giving buyers the opportunity for a more complete and move-in-ready home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356351
Bedrooms	5
Bathrooms	4
Year Built	2002
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	2,850 sq. ft.
Main Level Finished Area:	1,406 sq. ft.
Below Grade Finished Area:	1,304 sq. ft.
Acreage:	No
Lot Area:	4,929 sq. ft.
Lot Frontage:	44'1"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2002 (Age: 24)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0211799
Heating:	Central, Fireplace(s), Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Brass, Family Room, Gas, Metal
Garage:	Yes
Garage Spaces:	4
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Electric Dryer Hookup, Laundry Room, Main Level, Washer Hookup
City Quadrant:	Southwest
Community:	West Springs
Appliances:	Dishwasher, Garage Control(s), Gas Stove, Humidifier, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Non
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Living Room · 14' × 11'3" ·
Main Floor	Dining Room · 11'8" × 10'11" ·
Main Floor	Den · 10'10" × 10'1" ·
Main Floor	Kitchen · 14' × 11'6" ·
Main Floor	Breakfast Nook · 8'11" × 6'10" ·
Main Floor	Laundry · 8'2" × 5'7" ·
Main Floor	Family Room · 15' × 14' ·
2nd Floor	Bedroom - Primary · 20'1" × 12'1" ·
2nd Floor	Bedroom · 14'7" × 13'9" ·
2nd Floor	Bedroom · 11'3" × 10' ·

2nd Floor	Bedroom · 18'11" × 13'11" ·
Basement	Game Room · 19'9" × 19' ·
Basement	Hobby Room · 12'2" × 11'6" ·
Basement	Bedroom · 13'5" × 13'5" ·
Basement	Furnace/Utility Room · 14'4" × 8'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bookcases, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Pantry, Storage, Vinyl Windows
Exterior Features:	Lighting, Private Yard, Storage
Patio And Porch Features:	Deck
Lot Features:	Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Level, No Back Lane, Street Lighting
Accessibility Features:	Accessible Cabinetry/Closets, Accessible Doors, Accessible Entrance, Accessible Full Bath, Accessible Hallway(s), Accessible Kitchen, Accessible Kitchen Appliances, Accessible Stairway, Accessible Washer/Dryer
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-1
Listed Date:	Nov 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/63-west-cedar-rise-sw-calgary-a2356351/

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