75 Cedarwood Lane SW

Calgary | Active | MLS® A2359553

$475,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2004**	**1,455.57 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

A rare opportunity in this desirable bare land condominium complex! This special half-duplex with over 2100 sq ft of living space stands out with an exceptionally large lot-nearly twice the size of other units in the complex. As a bare land condo, you own the land! Enjoy added privacy and peace of mind in this quiet end-corner unit with no through traffic.

The location is hard to beat, with convenient access to Stoney Trail, Glenmore Landing Shopping Centre, Fish Creek Provincial Park, and Glenmore Park. St. Cyril Elementary is just one block away, with Cedarbrae School a 2-minute drive, John Ware Junior High approximately 4 minutes away, and Costco just 5 minutes away.

Inside, you'll find a well-maintained home featuring a modern, open-concept layout, three spacious bedrooms, upgraded flooring and lighting, and a fresh new backsplash. Additional updates include a newer stove and newer washer and dryer. The attached double garage adds everyday convenience, while the private backyard features mature privacy trees and backs onto a lane.

With reasonable condo fees of just $400 per month and low property taxes, this home offers an appealing combination of space, privacy, value, and convenience. Don't miss this rare opportunity to own a standout property in a fantastic location!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359553
Bedrooms	3
Bathrooms	3
Year Built	2004
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Bare Land 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:	1,455.57 sq. ft.
Main Level Finished Area:	694.34 sq. ft.
Upper Level Finished Area:	761.24 sq. ft.
Below Grade Finished Area:	647.35 sq. ft.
Condo Fee:	$394.75
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	5,586 sq. ft.
Lot Frontage:	50'11"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2004 (Age: 22)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0414121
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Stonecroft
Community:	Cedarbrae
Amenities:	Fitness Center, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Dining Room · 12' × 9'6" ·
Main Floor	Kitchen · 14'2" × 11'6" ·

Main Floor	Living Room · 12'11" × 12'2" ·
2nd Floor	Bedroom · 13'4" × 11'2" ·
2nd Floor	Bedroom · 12'3" × 9'8" ·
2nd Floor	Bedroom - Primary · 17'8" × 11'2" ·
Basement	Furnace/Utility Room · 11'2" × 4'6" ·
Basement	Other · 29'2" × 25'8" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Granite Counters, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Rear Porch
Lot Features:	Back Lane, Back Yard, Low Maintenance Landscape, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1
Listed Date:	Nov 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/75-cedarwood-lane-sw-calgary-a2359553/

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