

# \$792,500 - 19 Cedardale Hill Sw, Calgary

MLS® #A2215723

**\$792,500**

5 Bedroom, 3.00 Bathroom, 1,485 sqft

Residential on 0.14 Acres

Cedarbrae, Calgary, Alberta

Welcome to 19 Cedardale Hill SW, a charming and thoughtfully maintained home with modern updates and just over 2800sqft of developed living space nestled in the heart of Cedarbrae. This inviting property blends comfort, function, and location, offering an ideal space for families, first-time buyer's ,investors or anyone looking to enjoy the balance of city living with a touch of suburban calm. Step inside and you'll find a bright and welcoming interior with a practical open layout. Whether you're enjoying a quite night in or hosting guests, the space offers both versatility and warmth. The backyard is very peaceful and private with east to west sunshine. What really sets this home apart is the location. Cedarbrea is known for its strong sense of community, mature trees and green spaces. Minutes from Fish Creek Park, local schools, shopping transit access, And best of all quick routes to both the mountains and downtown. Whether you're looking to settle in or invest this home is the kind of place that just feels right the moment you arrive.

Built in 1983

## Essential Information

MLS® #	A2215723
Price	\$792,500
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,485
Acres	0.14
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	19 Cedardale Hill Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2w5a6

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Private

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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