

**42 Cedarwood Hill SW  
Calgary, Alberta****MLS # A2276425****\$499,000**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		
<b>Inclusions:</b>	N/A		

Cedarbrae - 42 Cedarwood Hill SW: Welcome to this well-maintained 1,080 sqft two-storey duplex, ideally located just two homes from a playground in the desirable community of Cedarbrae. With a total of over 1,430 sqft of developed living space, this home features 3 bedrooms, 1.5 bathrooms, a fully finished basement, and a detached double garage. The main floor includes a bright west-facing living room, dining room, bright, updated kitchen with stainless steel appliances, and a convenient 2-piece bathroom. Upstairs, you will find the primary bedroom with double closets, two additional bedrooms, and a 4-piece main bathroom. The fully developed basement includes a spacious recreation room, ample storage, and a laundry area shared with the mechanical room. Enjoy low-maintenance outdoor living with a backyard featuring a deck, turf, and concrete patio, with access to the 20' x 22' detached garage. The front yard features a large, west-facing patio with a gazebo, ideal for year-round enjoyment. Recent updates include new shingles on both the home and garage in 2019, and a new furnace installed in March 2025. Cedarbrae is a quiet, family-friendly community with easy access to playgrounds, schools, Fish Creek Park, and major roadways, including Anderson Road, Stoney Trail, and Macleod Trail. This turnkey home is ready for you to move in and enjoy! Contact us today for more information.