

**71 Cedar Springs Gardens SW
Calgary, Alberta**

MLS # A2271946



\$324,900

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,159 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 458
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d55
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

This beautifully updated upper-level end unit offers the space, layout, and lifestyle today's families are looking for—all in a highly walkable, well-connected community. Thoughtful upgrades, wide-plank flooring, and a soft neutral colour palette create a warm and welcoming atmosphere throughout the home. The open-concept layout is ideal for both everyday living and entertaining, with seamless sightlines connecting the kitchen, dining area, and living room. The cozy living room fireplace sets the tone for relaxed evenings, while the dining area comfortably brings everyone together. The updated kitchen features crisp white cabinetry, stainless steel appliances, and generous counter space. All three bedrooms are well-sized and include their own walk-in closets—an ideal setup for organized family living. The primary bedroom is complete with a private 2-piece ensuite, eliminating the morning rush. A full 4-piece bathroom and convenient in-suite laundry add everyday practicality. Step outside to your private entry patio—perfect for casual barbecues, morning coffee, or unwinding after a long day. Additional highlights include heated underground parking with bike storage, along with ample visitor parking throughout the complex. This well-managed, pet-friendly community is ideally located close to shopping, transit, schools, and major routes including Stoney Trail, Anderson Road, and Southland Drive. Outdoor enthusiasts will love the nearby Braeside tennis courts, soccer fields, baseball diamonds, playgrounds, and scenic pathways leading to the Glenmore Reservoir and Weaselhead. Blending comfort, functionality, and an unbeatable location, this move-in-ready home delivers the space families need and the lifestyle they want.