

# \$398,226 - 226 Anderson Grove Sw, Calgary

MLS® #A2222463

**\$398,226**

3 Bedroom, 3.00 Bathroom, 1,633 sqft

Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

The most size for the best Value,  
\$398,226....WELCOME IN....to Anderson  
Grove Townhomes....From the TOP with a  
MOUNTIAN VIEW TO THE SW, 3 bedroom on  
the top floor, PRIMARY/MASTER BEDROOM  
& FULL ENSUITE BATH, to a second full bath  
for the other 2nd & 3rd bedrooms..... then the  
MAIN LEVEL with the KITCHEN, 2 PCE wash  
room. front Garage & Parking infront of  
garage, Visitor parking on the south side of  
buildings. WALK OUT BASEMENT is ABOVE  
GROUND LEVEL, under the main raised deck.  
Basement could malk a 4th Bedroom, Office,  
or separate TV room or.....

Built in 1995

## Essential Information

MLS® #	A2222463
Price	\$398,226
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,633
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, 2 Storey Split
Status	Active



## Community Information

Address	226 Anderson Grove Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6H7

## Amenities

Amenities	Park, Trash, Visitor Parking, Laundry, Parking
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Laminate Counters, No Smoking Home, Built-in Features, High Ceilings, Vinyl Windows, Separate Entrance, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Mantle, Sealed Combustion
# of Stories	3
Has Basement	Yes
Basement	Exterior Entry, Partially Finished, See Remarks, Walk-Out

## Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, Treed, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	May 20th, 2025
Days on Market	93

Zoning

RM-1

## **Listing Details**

Listing Office

Real Estate Professionals Inc.

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