

20 Cedarwood Hill SW  
Calgary, Alberta

MLS # A2201996



**\$439,000**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	878 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, Re		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	No Smoking Home		

**Inclusions:** Flooring in Laundry/Utility Room, Upstairs/Downstairs Dining Tables, Wood Storage Shed in Backyard

This well-maintained bi-level home offers versatility, modern updates, and excellent potential for multi-generational living or rental income. With a dedicated side entry from the landing, the fully developed lower level features a kitchenette with a peninsula, full-sized fridge with ice maker, dishwasher, and sink, along with a spacious family room, a large bedroom with a walk-in closet/utility room, and a 3-piece bath. Upstairs, you'll find a bright and functional layout with hardwood floors, updated windows, and a stylish kitchen with stainless steel appliances. The fully fenced yard is perfect for relaxing or entertaining, featuring a large deck, a gas line for BBQ off the garage, and an oversized, insulated, and heated single garage with a new door and opener. Recent upgrades include a newer electrical panel, a recent roof replacement, updated toilets and vanity, leaf guards on gutters, and a newer washer & gas dryer. Ideally located on a quiet street close to schools, amenities, and Glenmore Park. Don't miss this fantastic home with storage galore and flexible living potential!