

# \$749,900 - 264 Cedardale Bay Sw, Calgary

MLS® #A2212381

**\$749,900**

4 Bedroom, 2.00 Bathroom, 975 sqft  
Residential on 0.10 Acres

Cedarbrae, Calgary, Alberta

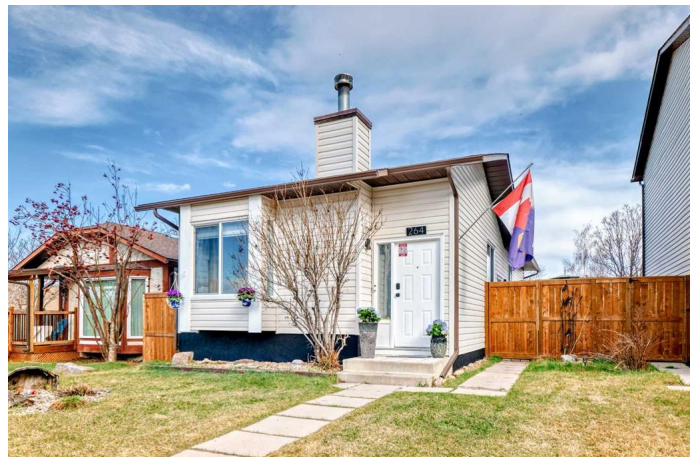
Fully Renovated 4-Bedroom Bungalow in  
Cedarbrae, SW Calgary

Welcome to this beautifully renovated 4-bedroom, 2 full bathroom bungalow nestled in the sought-after community of Cedarbrae in Southwest Calgary. Updated extensively in 2024/2025, this home is move-in ready with modern upgrades and thoughtful touches throughout.

Step inside to discover a bright and functional layout featuring four spacious bedrooms and two full bathrooms, perfect for families or anyone looking for flexible living space. The home boasts a brand new high-efficiency Armstrong furnace, new 50-gallon hot water tank, new water softener, and new humidifier—all installed recently to ensure comfort and energy savings.

The bungalow sits on a generously sized lot with new fencing installed around the entire perimeter, offering privacy and security. Enjoy the large, private backyard, ideal for entertaining, gardening, or relaxing with the family.

Car enthusiasts and EV owners will love the oversized detached double garage, complete with a NEMA 6-50 plug for Level 2 EV charging. All windows have been replaced, adding to the home's energy efficiency and curb appeal.



Location is keyâ€”just a 7-minute drive to Costco and Tsuutaâ€™ina Plaza, and within walking distance to a dog park and a playground only a minute away. This is a perfect spot for families, professionals, and retirees alike.

With countless upgrades and a prime location, this Cedarbrae gem is a must-see.

RC-G lot accommodates Secondary Suites lingual or illegal, and Backyard Suites lingual or illegal, with new and existing residential development

Built in 1983

### **Essential Information**

MLS® #	A2212381
Price	\$749,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	975
Acres	0.10
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	264 Cedardale Bay Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W5C8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, No Smoking Home, Storage, Vinyl Windows, Wet Bar, Smart Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Gas Dryer, Humidifier, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas, Electric, Fireplace Insert
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Insert, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Lighting, Other, Private Yard
Lot Description	Back Yard, Garden, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 17th, 2025
Days on Market	2
Zoning	RC-G

### Listing Details

Listing Office	MaxWell Capital Realty
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