

**226 Anderson Grove SW
Calgary, Alberta**

MLS # A2222463



\$388,500

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	2 Storey Split, Attached-Side by Side		
Size:	1,633 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaping		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 475
Basement:	Separate/Exterior Entry, Partially Finished, See Remarks, Walk-Out To Grade	LD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RM-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Laminate Counters, No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	none		

The most size for the best Value, \$388,500....4 levels Above Ground, including BASEMENT WALKOUT!!!!.... 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.....