

## 45 Cedarview Mews SW Calgary, Alberta

MLS # A2239989



# \$429,900

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,254 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 321
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-CG d28
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Laminate Counters, No Smoking Home		

**Inclusions:** GARAGE OPENER AND CONTROLS, VAC SYSTEM AND ATTATCMENTS

Welcome to this beautiful townhome in the desireable complex of Cedarview Mews. This lovely unit has had LVP added thru out the main floot that offerrs a welcoming foyer from your front pprch , a large white klitchen and open concept livning room with gas fireplace and a dining room with sliding doors to the south deck. Up the carpeted stiaars there are 2 master bedrooms bot with ensuites. The lower level is fully finished with a large rec room, storage and tthe utility room. a single attached garage completes the unit. Central Ac has been added for your year round comfort. This unit is close to shopping, resturants, and public transporation