

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

MLS® #A2222463

**\$398,226**

3 Bedroom, 3.00 Bathroom, 1,633 sqft

Residential on 0.00 Acres

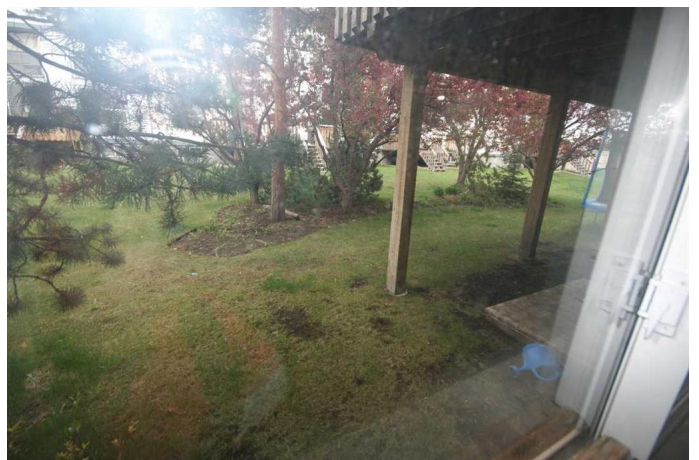
Cedarbrae, Calgary, Alberta

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	95

Zoning

RM-1

## **Listing Details**

Listing Office

Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.