

\$734,500 - 11 West Cedar Rise Sw, Calgary

MLS® #A2246122

\$734,500

3 Bedroom, 3.00 Bathroom, 1,981 sqft

Residential on 0.09 Acres

West Springs, Calgary, Alberta

WONDERFUL RENOVATED HOME. NO CONDO FEES! THE MAIN LEVEL FEATURES A 9 FT CEILING, NEW LAMINATE FLOORING, NEW LIGHT FIXTURES, NEW PAINT, NEW BASEBOARDS, NEW BLINDS. A FORMAL DINING ROOM/DEN. THE LIVING ROOM FEATURES A 2 SIDED TILE SURROUNDED GAS FIREPLACE. THE KITCHEN FEATURES AN ISLAND, PLENTY OF COUNTER SPACE, NEW STAINLESS STEEL APPLIANCES, A WALK-IN PANTRY, TILE BACKSPLASH, AND LOVELY CABINETRY. THE DINING ROOM OFFERS A VIEW ON THE MAGNIFICENT SOUTH-FACING, FULLY FENCED, BACKYARD. PRIVATE LAUNDRY ROOM. THE UPPER LEVEL FEATURES NEW CARPET, NEW LIGHT FIXTURES, NEW PAINT, NEW BASEBOARDS, A LARGE BONUS ROOM WITH A 9 FT CEILING, A TILE SURROUNDED BUILT-IN GAS FIREPLACE, 3 LARGE BEDROOMS AND A FULL BATHROOM. THE FULL BATHROOM FEATURES A SKYLIGHT. THE MASTER BEDROOM FEATURES A WALK-IN CLOSET, AND AN ENSUITE WITH A SKYLIGHT, A SEPARATE SHOWER AND A LARGE SOAKER TUB. THE PARTIALLY DEVELOPPED LOWER LEVEL IS FRAMED AND HAS ROUGH-IN PLUMBING FOR YOUR FUTURE DEVELOPMENT. CLOSE TO MANY AMENITIES, SCHOOLS, PARKS, WALKING PATHS, AND EASY DOWNTOWN ACCESS TO BOW TRAIL. CLOSE TO



STONEY TRAIL.

Built in 2002

Essential Information

MLS® #	A2246122
Price	\$734,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,981
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	11 West Cedar Rise Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5E2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s), Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Double Sided, Great Room, Tile
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Landscaped, Treed, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	7
Zoning	Residential - Low Density

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.