



**DJ Golden**  
**REAL ESTATE**

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**226 Anderson Grove SW**  
**Calgary, Alberta**

**MLS # A2222463**



**\$398,226**

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

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

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.....