

# \$1,225,000 - 18 West Cedar Place Sw, Calgary

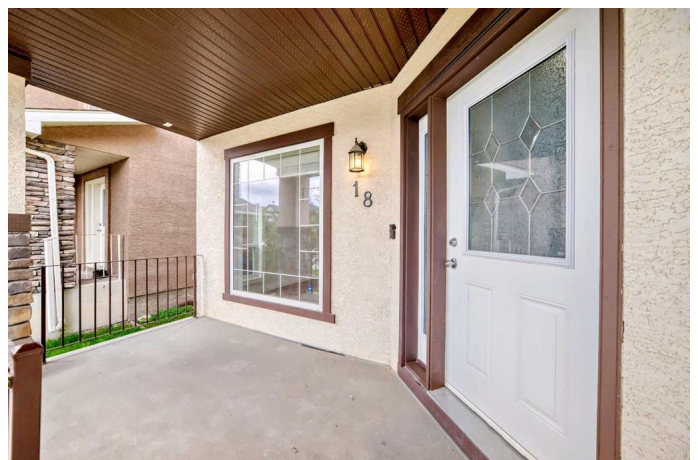
MLS® #A2245594

**\$1,225,000**

5 Bedroom, 4.00 Bathroom, 2,638 sqft  
Residential on 0.11 Acres

West Springs, Calgary, Alberta

Open House 7 September from 2-4 pm  
Nestled in the heart of the highly sought-after West Springs community, this stunning 5-bedroom + office home offers an ideal blend of luxury and location. Situated on a quiet cul-de-sac, this property is perfect for families, with proximity to top-rated schools like West Springs School, West Ridge School, and St. Joan of Arc School. Spanning over 3,772 square feet of beautifully renovated space, this home is designed to impress. The moment you step inside, you'll be greeted by the warmth of new engineered hardwood flooring and an abundance of natural light pouring in from large windows. The main floor features a formal living and dining area, perfect for entertaining, and a new chef's dream kitchen equipped with ceiling-high cabinets, a tiled backsplash, quartz countertops, and stainless steel appliances. The inviting family room, complete with a cozy fireplace, offers a perfect spot for relaxation, while the breakfast nook provides direct access to the deck—ideal for morning coffee or evening gatherings. The main floor also includes a versatile walk-through pantry direct to your garage, a convenient laundry room, and a half-bathroom. Upstairs, the primary suite serves as a luxurious retreat with a spacious walk-in closet and a well-appointed en-suite bathroom featuring a soaker tub, separate shower, and private toilet. 3 additional bedrooms, a 5pc bathroom complete the upper level. The fully finished basement



extends the living space with a fifth bedroom + office , an additional full bathroom, second laundry room and an family recreation space, there's also a newer hot water tank and AC . With easy access to Stoney Trail, walking distance to both Deville and Starbucks, and proximity to top-tier restaurants, this move-in-ready home offers quick access to downtown Calgary and the majestic Rockies, making it a rare find in a coveted community.

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245594    |
| Price          | \$1,225,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,638       |
| Acres          | 0.11        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 18 West Cedar Place Sw |
| Subdivision | West Springs           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H5T9                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

### Interior

Interior Features Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry

Appliances Built-In Oven, Dishwasher, Garage Control(s), Washer/Dryer, Window Coverings, Electric Cooktop

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features None

Lot Description Back Yard, Landscaped

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

### Additional Information

Date Listed August 7th, 2025

Days on Market 30

Zoning R-G

### Listing Details

Listing Office Diamond Realty & Associates LTD.

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