

\$570,000 - 3701 Cedarille Drive Sw, Calgary

MLS® #A2253467

\$570,000

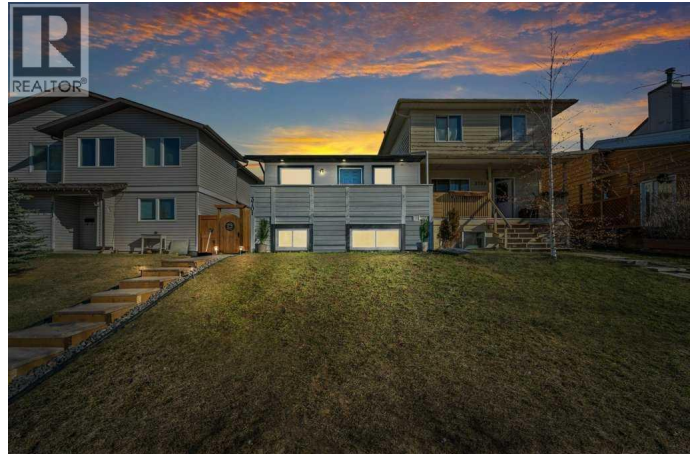
4 Bedroom, 4.00 Bathroom, 905 sqft

Single Family on 0.06 Acres

Cedarbrae, Calgary, Alberta

This fully renovated legally suited half-duplex in Cedarbrae offers nearly 2,000 sq. ft. of total living space across two modern units. With separate entrances and in-suite laundry for both suites, this property is ideal for investors or homeowners seeking additional income. The property is currently tenant-occupied until May 2026, providing immediate rental security for the new owner. The parking pad accommodates two vehicles, with the option to build a garage for added value. The main level features a spacious two-bedroom suite with an open-concept kitchen, dining, and living area. The primary bedroom includes a walk-in closet and private four-piece ensuite. Contemporary finishes, stainless steel appliances, and a balcony off the dining room add to the appeal. The legal basement suite includes two bedrooms, two bathrooms, and its own laundry. Large windows create a bright and inviting space, and the open-concept design allows for a seamless flow between living areas. A dedicated office nook adds versatility, making it an attractive option for tenants. Located in the well-established community of Cedarbrae, this property is close to Stoney Trail, Fish Creek Park, schools, shopping, and transit. With strong rental demand and turn-key appeal, this is a fantastic investment opportunity that won't last long. (id:6289)

Built in 1979



Essential Information

Listing #	A2253467
Price	\$570,000
Bedrooms	4
Bathrooms	4.00
Square Footage	905
Acres	0.06
Year Built	1979
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	3701 Cedarille Drive Sw
Subdivision	Cedarbrae
City	Calgary
Province	Alberta
Postal Code	T2W3J5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo, Window Coverings, Washer/Dryer Stack-Up
Cooling	None
Basement	Separate entrance

Exterior

Exterior	Concrete
Exterior Features	Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX First
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