

\$785,000 - 208 Cedarille Green Sw, Calgary

MLS® #A2260448

\$785,000

5 Bedroom, 4.00 Bathroom, 1,357 sqft
Single Family on 0.15 Acres

Cedarbrae, Calgary, Alberta

Welcome to this exceptional home in the sought-after community of Cedarbrae, where charm, modern style, and functionality come together on a generous 6,300 SQFT lot. This property has been completely renovated inside and out, making it a perfect choice for families seeking comfort and space, or investors looking for a move-in-ready home with excellent income potential. This thoughtfully updated home features 5 spacious bedrooms and 4 full bathrooms, offering a versatile layout to fit many lifestyles. The renovations include: New roof, new flooring throughout, new plumbing, new hot water tank, secondary heat source for the legal basement suite, fresh landscaping with grading, sod, pathways, and new trees. Every detail has been carefully designed, from the modern kitchens with sleek cabinetry and upgraded appliances to the elegantly finished bathrooms with high-quality fixtures. Resilient channels have also been added to reduce noise transmission, creating a quieter and more comfortable living environment. One of the highlights is the legal basement suite with private entrance—an excellent mortgage helper or flexible space for tenants, extended family, or even a home-based office. In addition, the property comes with a development permit (DP) for an oversized single attached garage. Paired with a concrete driveway that accommodates two additional vehicles, you'll have parking for up to three vehicles. The large backyard is surrounded by mature trees and new



landscaping, making it the perfect retreat for entertaining, gardening, or relaxing. The oversized lot also leaves room for future possibilities such as a deck, patio, or children’s play area. Located in the family-friendly community of Cedarbrae, you’ll be just minutes away from schools, parks, shopping, and public transit. This well-established neighborhood offers a peaceful residential feel with convenient access to all city amenities. This home is a rare find, combining modern renovations, a legal suite, income potential, and a DP-approved oversized garage—all on a prime lot in one of Calgary’s most established communities. Don’t miss your chance—book your private showing today!

(id:6289)

Built in 1973

Essential Information

Listing #	A2260448
Price	\$785,000
Bedrooms	5
Bathrooms	4.00
Square Footage	1,357
Acres	0.15
Year Built	1973
Type	Single Family
Sub-Type	Freehold
Style	4 Level

Community Information

Address	208 Cedarille Green Sw
Subdivision	Cedarbrae
City	Calgary
Province	Alberta
Postal Code	T2W2H4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home
Parking	Other, See Remarks

Interior

Appliances	Refrigerator, Dishwasher, Oven, Hood Fan, Washer/Dryer Stack-Up, Cooktop - Induction
Heating	Natural gas Central heating, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Stucco
Exterior Features	Fruit trees, Garden Area, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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