

\$609,000 - 3701 Cedarille Drive Sw, Calgary

MLS® #A2205256

\$609,000

4 Bedroom, 4.00 Bathroom, 905 sqft
Residential on 0.06 Acres

Cedarbrae, Calgary, Alberta

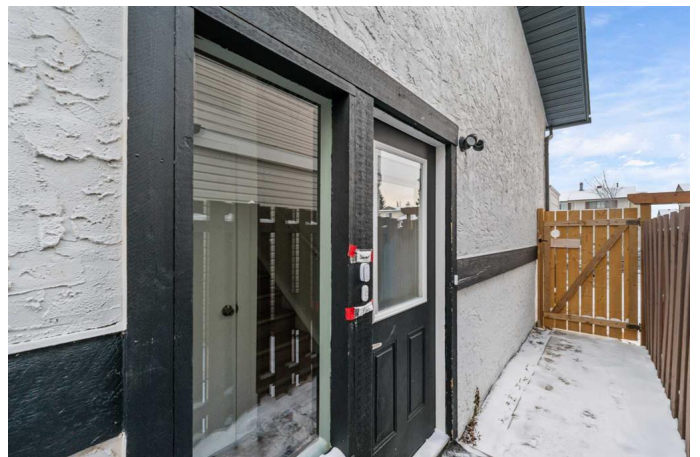
This fully renovated legally suited half-duplex in Cedarbrae offers nearly 2,000 sq. ft. of total living space across two modern units. With separate entrances and in-suite laundry for both suites, this property is ideal for investors or homeowners seeking additional income. The property previously generated \$4,150 per month in rental income and is now vacant, offering new owners the opportunity to set rents at current market rates. The Parking Pad will accommodate 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.

Built in 1979



Essential Information

MLS® #	A2205256
Price	\$609,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	905
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	3701 Cedarille Drive Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3J5

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Dog Run Fenced In
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 24th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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