

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

MLS® #A2253467

**\$570,000**

4 Bedroom, 4.00 Bathroom, 905 sqft

Residential on 0.06 Acres

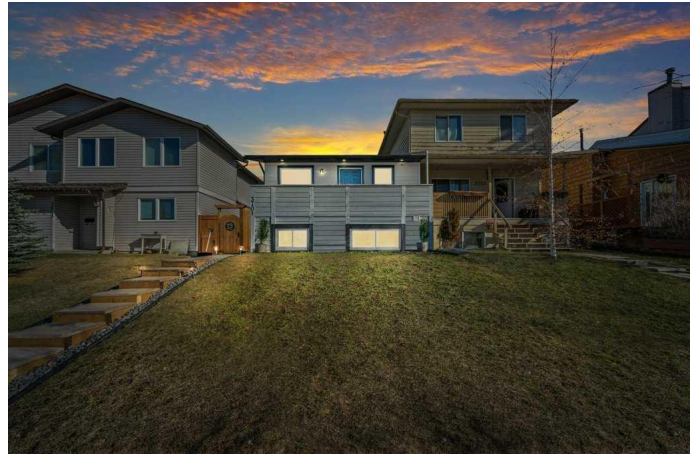
Cedarbrae, Calgary, Alberta

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 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.



Built in 1979

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2253467               |
| Price          | \$570,000              |
| 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 | Open Floorplan, Separate Entrance, Walk-In Closet(s), Stone Counters                                 |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Mid Efficiency                                                                                       |
| Cooling           | None                                                                                                 |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Exterior Entry                                                                                 |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, Private Yard |
|-------------------|-----------------------|

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard, Lawn, Interior Lot |
| Roof            | Asphalt Shingle                                      |
| Construction    | Concrete, Wood Frame                                 |
| Foundation      | Poured Concrete                                      |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 33                   |
| Zoning         | R-CG                 |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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