

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

MLS® #A2253467

**\$570,000**

4 Bedroom, 4.00 Bathroom, 905 sqft

Residential on 0.06 Acres

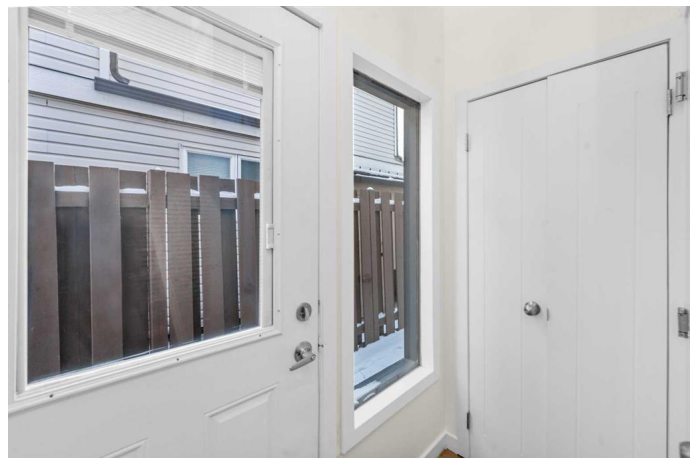
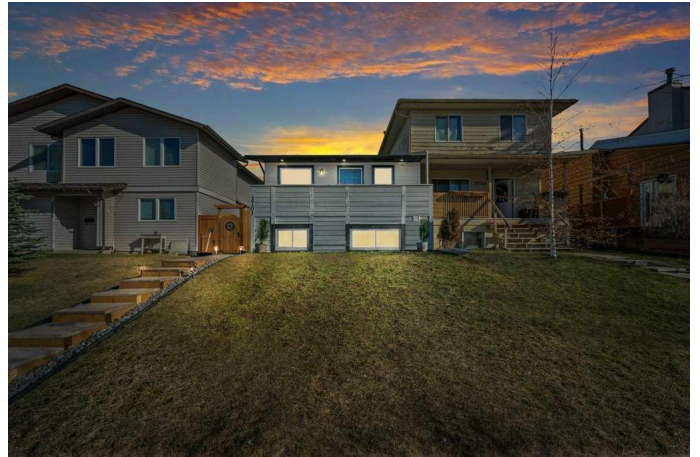
Cedarbrae, Calgary, Alberta

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
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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	32
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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