

# \$499,000 - 3631 Cedarille Drive Sw, Calgary

MLS® #A2231793

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 0.07 Acres

Cedarbrae, Calgary, Alberta

This well-cared-for bi-level semi-detached home offers a wonderful combination of comfort, space, and future potential—with NO CONDO FEES. Just steps from a beautiful park, it's perfect for those seeking peace and convenience.

The home features three spacious bedrooms and 1.5 bathrooms, making it a great fit for families, first-time buyers, or investors. The kitchen has been updated with new cabinetry and quartz countertops, complemented by stainless steel appliances, offering both function and style.

The basement layout provides exciting potential for a side entry, opening the door to the possibility of a legal suite (subject to city approval)—ideal for extended family or rental income.

Pride of ownership shines throughout this move-in-ready home in a friendly, park-adjacent neighborhood. A rare find that balances comfort, value, and opportunity.

\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*



Built in 1977

## Essential Information

MLS® #                      A2231793

Price                        \$499,000

Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,100
Acres	0.07
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	3631 Cedarille Drive Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3J5

### **Amenities**

Parking Spaces	1
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s), Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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