

# \$599,900 - 3432 Cedarille Drive Sw, Calgary

MLS® #A2230782

**\$599,900**

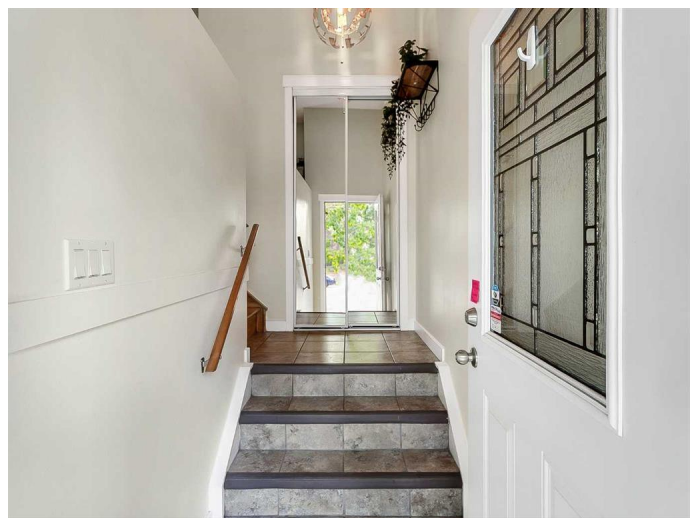
3 Bedroom, 2.00 Bathroom, 878 sqft

Residential on 0.08 Acres

Cedarbrae, Calgary, Alberta

Charming Home with Income Potential!

Located on a beautiful tree-lined street, this well-maintained property offers easy access to major routes like Anderson Road and Stoney Trail, making commuting a breeze. The main floor features a spacious and bright layout with a large living room, separate dining area, 2 bedrooms, a full 4-piece bathroom, and a stylish kitchen complete with granite countertops, stainless steel appliances, and plenty of cabinet space. Both bedrooms are bathed in gorgeous evening light, making golden hour a magical moment to look forward to each night. The illegal suite is thoughtfully designed with its own entrance, and offers a comfortable oversized bedroom, a 3-piece bathroom, kitchen, living room, and additional storage space. This illegal suite is perfect for extended family, guests, or rental income. With the illegal suite being installed prior to March 12, 2018, enjoy the grandfathered cost savings of only needing one furnace for the legalization. Each floor enjoys the convenience of separate laundry, and the west-facing backyard is fully fenced and bathed in afternoon sun. There's also a storage shed and ample parking space available. Notable upgrades include a new furnace, Hardie board siding, shingles, soffits, eavestroughs, and windows "providing peace of mind and energy efficiency. Enjoy being minutes from Costco, transit, shopping, and all essential amenities. Whether you're an investor or looking for a home with income



potential, this property checks all the boxes!

Built in 1983

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2230782    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 878         |
| Acres          | 0.08        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 3432 Cedarille Drive Sw |
| Subdivision | Cedarbrae               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 5A9                 |

**Amenities**

|                |       |
|----------------|-------|
| Parking Spaces | 3     |
| Parking        | Stall |

**Interior**

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, Separate Entrance, Vinyl Windows                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                              |
| Cooling           | None                                                                                    |
| Has Basement      | Yes                                                                                     |
| Basement          | Exterior Entry, Finished, Full, Suite                                                   |

**Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                         |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Composite Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | R-CG            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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