

\$619,900 - 3503 Cedarille Drive Sw, Calgary

MLS® #A2201476

\$619,900

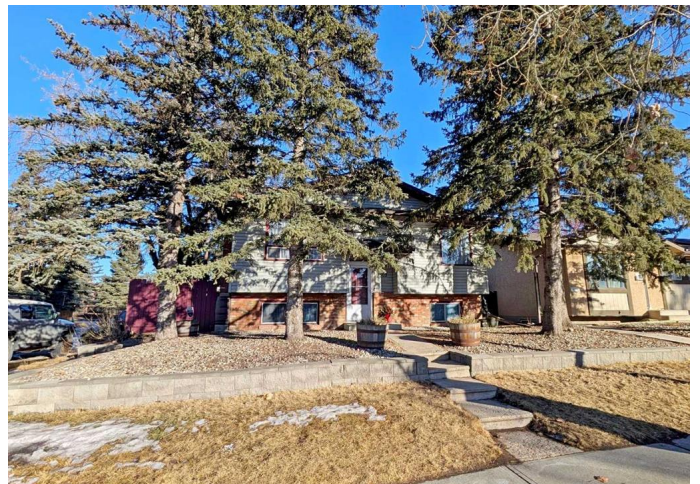
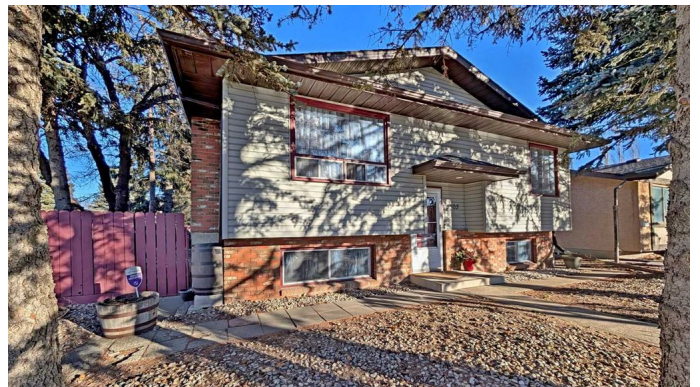
5 Bedroom, 3.00 Bathroom, 1,160 sqft
Residential on 0.12 Acres

Cedarbrae, Calgary, Alberta

OPEN HOUSE MARCH 16, 12.30 to 3pm!

Situated on a Spacious corner lot adorned with multiple mature spruce trees in the desirable community of Cedarbrae, this property offers endless possibilities. Featuring a Separate Walk-up Back Entrance and an illegal Suite, the house is incredibly versatile. Upstairs, youâ€™ll find a roomy layout with three well-sized bedrooms, including a master suite with a jetted tub in the main bathroom. The bright living room boasts a charming combination wood-burning and gas fireplace encased in brick, providing a cozy ambiance. There's also a formal dining room perfect for family gatherings and a spacious kitchen. Just off the kitchen, step onto a covered side sun deck that leads to the serene backyard. The downstairs suite is equally impressive, offering a large family room with a second brick-surrounded fireplace, a dining area, two generous bedrooms, a kitchen, a full bathroom, and ample storage space with built-in cabinetry. The flooring throughout the lower level has been updated with laminate, ceramic tiles, and newer high-quality planks. Additional features include an oversized, insulated double detached garage, along with abundant street parking on both the front and side of the property. The location is superb, with close proximity to schools, public transit, shopping, and parks.

Built in 1978



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2201476 |
| Price | \$619,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,160 |
| Acres | 0.12 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 3503 Cedarille Drive Sw |
| Subdivision | Cedarbrae |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2W 3J4 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 3 |
| Parking | Additional Parking, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street, Oversized, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, Closet Organizers, Laminate Counters, Pantry, Separate Entrance, Storage |
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Brick Facing, Family Room, Gas, Living Room, Mantle, Wood Burning, |

| | |
|--------------|---|
| | Glass Doors, Mixed, Raised Hearth |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Suite, Walk-Up To Grade |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Dog Run, Lighting, Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 11th, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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