

\$624,900 - 3507 Cedarille Drive Sw, Calgary

MLS® #A2113318

\$624,900

4 Bedroom, 3.00 Bathroom, 1,012 sqft

Residential on 0.11 Acres

Cedarbrae, Calgary, Alberta

LEGAL SUITE! TURNKEY INVESTMENT OPPORTUNITY! This property shows great from top to bottom & is currently renting for \$3125 per month to long term tenants that are month to month. With 3 months notice today's market rents are a minimum of \$4,000 per month. Upstairs suite features very durable hardwood & vinyl flooring! Stainless steel appliances with gas range in the updated kitchen. Bright open concept basement with a fully legalized 1 bedroom secondary suite that is rented for \$1275. The modern basement suite is built to be pet friendly and is perfect for the millennial generation. Recent updates: Two furnaces with separate heat control (2015), power vented hot water tank (2015), roof and eaves (2014), electrical panel (2015), parking pad and storage shed (2015). Nestled in the quiet community of Cedarbrae this property is 1 block away from walking, biking and off leash dog park that extend to the Glenmore Reservoir. It is in prime location for the new ring road and SW BRT. This is an excellent investment property or perfect as a mortgage helper.

Built in 1978

Essential Information

MLS® #	A2113318
Price	\$624,900
Sold Price	\$624,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,012
Acres	0.11
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3507 Cedarille Drive Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W3J4

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

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

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 28th, 2024
Days on Market	20
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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