

\$579,000 - 3701 Cedarille Drive Sw, Calgary

MLS® #A2120069

\$579,000

4 Bedroom, 4.00 Bathroom, 910 sqft

Residential on 0.06 Acres

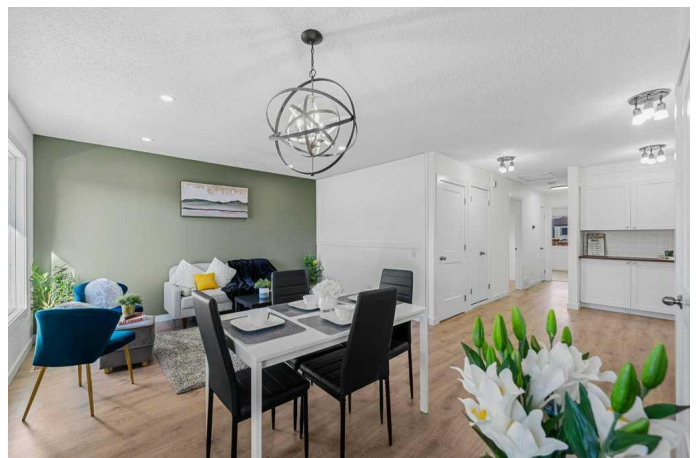
Cedarbrae, Calgary, Alberta

LEGALLY SUITED turn-key rental property! This FULLY RENOVATED half-duplex is a fantastic investment opportunity, with almost 2000 sq feet of total living space and 4 FULL BATHROOMS. Both units have been tastefully updated, boasting modern finishes, stainless steel appliances, large windows, and separate washer/dryer in both units. Main level boasts a 2 bedroom unit, including the primary bedroom which is complemented by a 4 pc ensuite & walk-in closet. Spacious and open living room, dining room & kitchen area with a balcony just off of the dining room. The LEGAL basement suite offers an additional 2 bedrooms, 2 bathrooms and additional storage space. Similar open concept as above with kitchen, living room & dining areas open to one-another, and even an added office/nook area. Parking for two vehicles at the back (or option to build a garage) and privacy fence. Located in the beautiful & established community of Cedarbrae. Close to Stoney Trail, Fish Creek park, schools & shopping areas, this property will tick all the boxes! This property will not last long!

Built in 1979

Essential Information

MLS® #	A2120069
Price	\$579,000
Sold Price	\$595,000



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	910
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

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	Built-in Features, Closet Organizers, Open Floorplan, Master Downstairs, See Remarks, Separate Entrance
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Gentle Sloping, Other, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed April 4th, 2024
Date Sold April 5th, 2024
Days on Market 1
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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