

\$649,450 - 71 Cedardale Mews Sw, Calgary

MLS® #A2163567

\$649,450

4 Bedroom, 2.00 Bathroom, 865 sqft

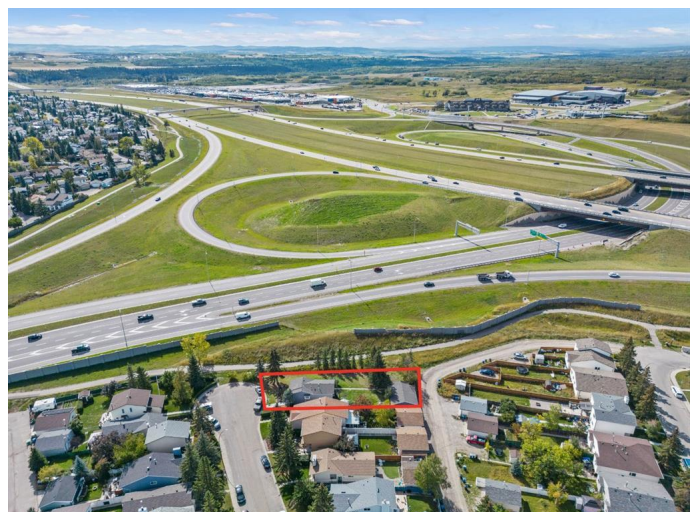
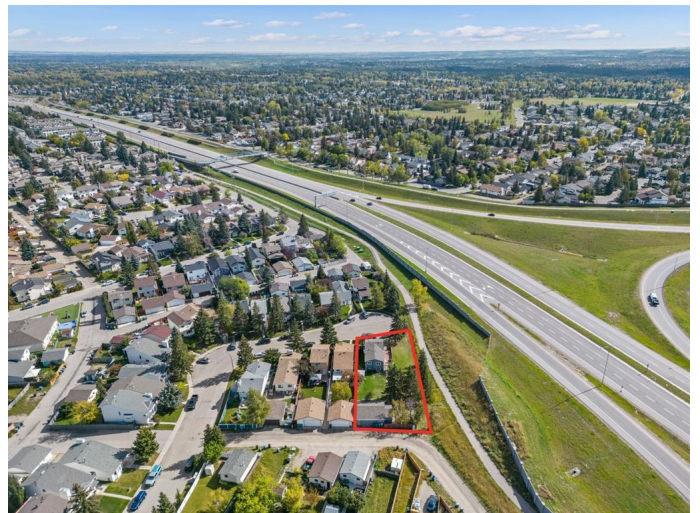
Residential on 0.22 Acres

Cedarbrae, Calgary, Alberta

H U G E. L O T!! And the lowest priced **LEGALLY** suited **DETACHED** home in Calgary SW! This renovated detached property with **LEGAL** rental suite is a fantastic opportunity for any buyer seeking a mortgage helper or investment property! The main floor shines with all-new stainless-steel appliances, sleek quartz countertops, and bright large windows, while the entire home has been freshly painted interiors and exteriors, new vinyl flooring, as well as new light fixtures and pot lights. Additional updates include new egress windows for the lower level and separate laundry added for convenience. The lower **LEGAL** suite has been fully approved with all permits from the City of Calgary and registered online as a secondary suite. The property sits on a **MASSIVE** lot, with tons of space for outdoor activities and includes an oversized double garage and opportunity for future development potential (Carriage suite or 4-plex). Cedarbrae is rich with amenities, schools, parks, and a new large shopping complex (with the newest Costco) nearby. Perfect starter home for new buyers to live upstairs while having passive income from the legalized suite, ask us for the rental cashflow performa. Donâ€™t miss out on this great opportunity

Built in 1982

Essential Information



MLS® #	A2163567
Price	\$649,450
Sold Price	\$638,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	865
Acres	0.22
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	71 Cedardale Mews Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5G4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

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

Exterior

Exterior Features	Private Entrance, Private Yard, Fire Pit, Lighting
Lot Description	Back Lane, Back Yard, Private, Low Maintenance Landscape, Other,

	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	October 11th, 2024
Days on Market	35
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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