

# \$475,000 - 3709 Cedarille Drive Sw, Calgary

MLS® #A2223155

**\$475,000**

3 Bedroom, 2.00 Bathroom, 885 sqft

Residential on 0.06 Acres

Cedarbrae, Calgary, Alberta

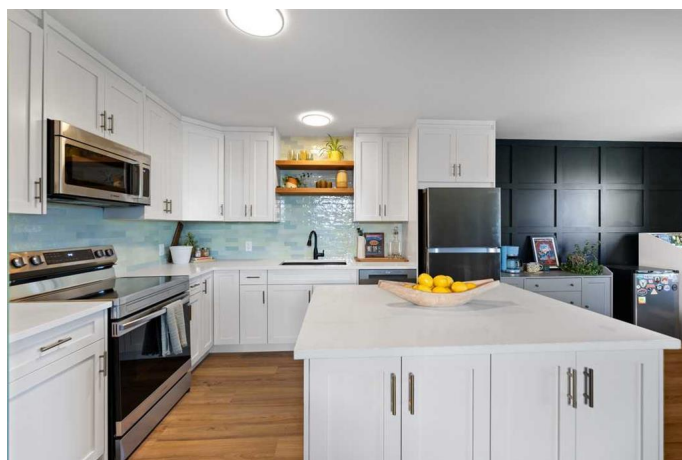
Welcome to this bright and beautifully updated half duplex located in the desirable, well-established community of Cedarbrae. This bi-level design allows for an abundance of natural light throughout the home. Enjoy the benefits of an open-concept layout featuring a new custom kitchen complete with quartz countertops, elegant cherry wood shelving, and all new appliances. Thoughtful upgrades include modern light fixtures, durable vinyl plank flooring, and upgraded tile and vanity in the main bathroom. A newer roof adds even more value and peace of mind. Downstairs, the spacious basement boasts large windows that create a sunny and versatile space—perfect for a home gym, family room, or entertainment area. Outside, you™ll find a fully fenced backyard and a convenient rear parking pad for easy access. Just minutes away are parks, pathways, schools, shopping, transit, and even an off-leash dog park. Fish Creek Park is also within biking distance via nearby trails or a quick drive away. With no condo fees and move-in ready appeal, this is an amazing opportunity to own in a fantastic neighbourhood!

Built in 1978

## Essential Information

MLS® # A2223155

Price \$475,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	885
Acres	0.06
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	3709 Cedarille Drive Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2w3j5

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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