

# \$450,000 - 3419 Cedarille Drive Sw, Calgary

MLS® #A2228019

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,144 sqft  
Residential on 0.06 Acres

Cedarbrae, Calgary, Alberta

This charming two-storey duplex on a sunny corner lot in the desirable community of Cedarbrae is the perfect opportunity for a first-time buyer or a savvy investor looking for outstanding value with zero condo fees! Set on a quiet residential street, the home offers a great blend of smart updates and future potential, with a fully fenced backyard ideal for outdoor living. Inside, you'll find a functional main floor layout with an updated kitchen featuring newer cabinetry, ample storage, a pull-out pantry, and plenty of prep space to make meal planning a breeze. The kitchen flows into the dining and living areas, the perfect space for hosting friends, relaxing with family, or cozying up for a weekend movie night. Upstairs, the spacious primary bedroom is located on one side of the home for added privacy, while two additional bedrooms and a full four-piece bath complete the upper level, offering flexibility for a growing family, guests, or a home office setup. Completing the home is a basement with a generous laundry and storage room, and the potential to develop a future recreation room, gym, or flex space to suit your lifestyle. Outside, enjoy a covered back porch, a cozy spot for morning coffee or evening beverages, a fully fenced yard with plenty of room to garden or for kids and dogs to romp, and a double concrete parking pad in the back alley for convenient off-street parking. Recent upgrades throughout include triple-pane windows for better energy efficiency, newer appliances, furnace, and hot



water tank, and air conditioning to keep you comfortable year-round. Located just steps from transit, close to shops, parks, and offering quick access to the Stoney Trail ring road, this home delivers everyday convenience in a quiet, family-friendly neighbourhood. Whether you're buying your first home or adding to your portfolio, this is your opportunity to own a stylish, move-in-ready space with room to grow and a lifestyle to love. Affordable, refreshed, and ideally located, this Cedarbrae gem is ready for your next chapter!

Built in 1978

### Essential Information

MLS® #	A2228019
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,144
Acres	0.06
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	3419 Cedarille Drive Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3J2

### Amenities

Parking Spaces	2
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Parking Alley Access, Parking Pad, Paved

### **Interior**

Interior Features Storage, Track Lighting

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed June 5th, 2025

Days on Market 4

Zoning R-CG

### **Listing Details**

Listing Office RE/MAX House of Real Estate

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