

# \$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

\*OPEN HOUSE - Saturday June 7th from 2-430PM. \* 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
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	3
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.