

# \$549,900 - 2835 Cedarbrae Drive Sw, Calgary

MLS® #A2234398

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,145 sqft

Residential on 0.09 Acres

Cedarbrae, Calgary, Alberta

Ready to welcome a brand new family is this terrific bungalow in the popular Southwest Calgary community of Cedarbrae, here on this quiet crescent just steps to a park & only minutes to schools, churches & Southland Drive. This fully finished home has 4 bedrooms & 2.5 bathrooms, bright eat-in kitchen with oak cabinets, lower level rec room with wet bar & South backyard with large deck & storage shed. Filled with natural light, youâ€™ll love the inviting flow of the main floor with its oversized living room with big windows, spacious dining roomâ€”perfect for family meals or entertaining, & kitchen with loads of cabinet space & white appliances. Main floor has 3 great-sized bedrooms & 1.5 bathrooms; the primary bedroom has a 2-piece ensuite & the family bathroom has a shower/bathtub combo. Lower level is finished with a 4th bedroom, bathroom with shower, rec room with fireplace & wet bar, large games room & laundry/utility room with cabinets & sink. The South backyard is fenced & landscaped, with a big deck â€” with gas BBQ line & oversized 1 car garage with heater, shelving & workbench. Location is prime with the Oakridge Co-op & Southland Leisure Centre only a short drive away, & quick easy access to major roadways (Anderson Road, Stoney Trail ring road, MacLeod Trail) to take you retail centers (Southcentre Mall, Chinook Centre), parks (Heritage Park, South Glenmore Park, Fish Creek Provincial Park), Rockyview Hospital & downtown.



Built in 1972

## Essential Information

MLS® #	A2234398
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,145
Acres	0.09
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2835 Cedarbrae Drive Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1Y2

## Amenities

Parking Spaces	1
Parking	Alley Access, Garage Faces Rear, Oversized, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Storage, Wet Bar
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Recreation Room, Stone

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 1st, 2025
Days on Market	19
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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