

3701 Cedarille Drive SW
Calgary, Alberta

MLS # A2253467



\$570,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	905 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn		

Heating:	Mid Efficiency	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance, Stone Counters, Walk-In Closet(s)		

Inclusions: Electric Range (Suite), Dishwasher (Suite), Fridge(Suite), Washer/Dryer(Suite), Hood Fan (Suite), Window Coverings (Suite)

This fully renovated legally suited half-duplex in Cedarbrae offers nearly 2,000 sq. ft. of total living space across two modern units. With separate entrances and in-suite laundry for both suites, this property is ideal for investors or homeowners seeking additional income. The property is currently tenant-occupied until May 2026, providing immediate rental security for the new owner. The parking pad accommodates two vehicles, with the option to build a garage for added value. The main level features a spacious two-bedroom suite with an open-concept kitchen, dining, and living area. The primary bedroom includes a walk-in closet and private four-piece ensuite. Contemporary finishes, stainless steel appliances, and a balcony off the dining room add to the appeal. The legal basement suite includes two bedrooms, two bathrooms, and its own laundry. Large windows create a bright and inviting space, and the open-concept design allows for a seamless flow between living areas. A dedicated office nook adds versatility, making it an attractive option for tenants. Located in the well-established community of Cedarbrae, this property is close to Stoney Trail, Fish Creek Park, schools, shopping, and transit. With strong rental demand and turn-key appeal, this is a fantastic investment opportunity that won't last long.