

# \$579,900 - 3432 Cedarille Drive Sw, Calgary

MLS® #A2230782

**\$579,900**

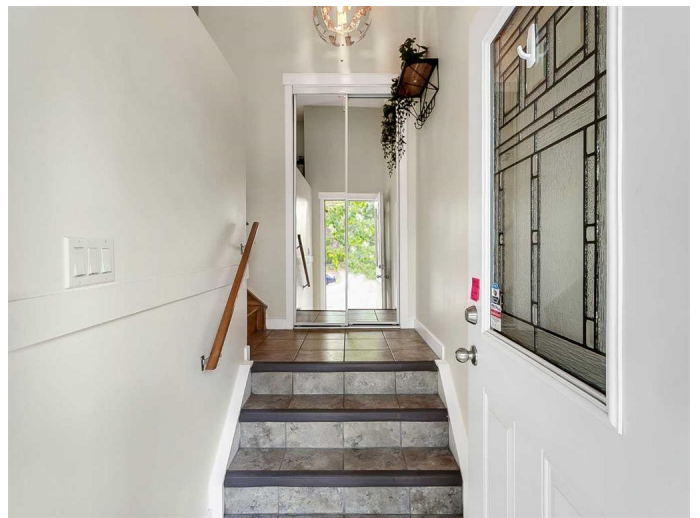
3 Bedroom, 2.00 Bathroom, 878 sqft

Residential on 0.08 Acres

Cedarbrae, Calgary, Alberta

Charming Home with Income Potential!

Located on a beautiful tree-lined street, this well-maintained property offers easy access to major routes like Anderson Road and Stoney Trail, making commuting a breeze. The main floor features a spacious and bright layout with a large living room, separate dining area, 2 bedrooms, a full 4-piece bathroom, and a stylish kitchen complete with granite countertops, stainless steel appliances, and plenty of cabinet space. Both bedrooms are bathed in gorgeous evening light, making golden hour a magical moment to look forward to each night. The illegal suite is thoughtfully designed with its own entrance, and offers a comfortable oversized bedroom, a 3-piece bathroom, kitchen, living room, and additional storage space. This illegal suite is perfect for extended family, guests, or rental income. With the illegal suite being installed prior to March 12, 2018, enjoy the grandfathered cost savings of only needing one furnace for the legalization. Each floor enjoys the convenience of separate laundry, and the west-facing backyard is fully fenced and bathed in afternoon sun. There's also a storage shed and ample parking space available. Notable upgrades include a new furnace, Hardie board siding, shingles, soffits, eavestroughs, and windows "providing peace of mind and energy efficiency. Enjoy being minutes from Costco, transit, shopping, and all essential amenities. Whether you're an investor or looking for a home with income



potential, this property checks all the boxes!

Built in 1983

### **Essential Information**

MLS® #	A2230782
Price	\$579,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	878
Acres	0.08
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	3432 Cedarille Drive Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5A9

### **Amenities**

Parking Spaces	3
Parking	Stall

### **Interior**

Interior Features	Granite Counters, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	44
Zoning	R-CG

**Listing Details**

Listing Office	eXp Realty
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