

\$425,000 - 3417 Cedarille Drive Sw, Calgary

MLS® #A2215681

\$425,000

3 Bedroom, 2.00 Bathroom, 1,068 sqft
Residential on 0.06 Acres

Cedarbrae, Calgary, Alberta

Welcome to this charming three-bedroom, one-and-a-half-bath half duplex located in the heart of Cedarbrae! You'll love the bright, open-concept layout featuring a well-designed kitchen that flows seamlessly into the living and dining areas – perfect for everyday living and entertaining. Upstairs offers three comfortable bedrooms and a full bathroom, providing plenty of space for family life or a home office setup.

The fully finished basement includes a spacious rec room, a storage area, work shop and a laundry room for added convenience. Step outside to enjoy a fantastic east backyard, fully fenced for privacy and featuring a newer adorable yard shed, a large deck, and blooming lilacs and seasonal flowers – an ideal space for morning coffee, evening BBQs, or simply relaxing outdoors.

Situated along a paved back lane with two rear parking pads, there's ample room for vehicles or the potential to add a garage in the future. You're just moments away from off-leash areas, scenic walking paths, and nearby schools – making this a perfect location for active families and pet owners alike. With upgraded triple-pane windows (2020) and a location right on the bus route, this home is a smart and comfortable choice in the vibrant, family-friendly community of Cedarbrae.



Built in 1978

Essential Information

MLS® #	A2215681
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,068
Acres	0.06
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	3417 Cedarille Drive Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W3J2

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

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

Listing Details

Listing Office	CIR Realty
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