

# \$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! Youâ€™ll love the bright, open-concept layout featuring a well-designed kitchen that flows seamlessly into the living and dining areas â€“ 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 â€“ an ideal space for morning coffee, evening BBQs, or simply relaxing outdoors.

Situated along a paved back lane with two rear parking pads, thereâ€™s ample room for vehicles or the potential to add a garage in the future. Youâ€™re just moments away from off-leash areas, scenic walking paths, and nearby schools â€“ 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 | 2             |
| Zoning         | R-CG          |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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