

# \$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	1
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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