\$730,000 - 511 Cedarille Crescent Sw, Calgary

MLS® #A2217236

\$730,000

4 Bedroom, 3.00 Bathroom, 1,306 sqft Residential on 0.14 Acres

Cedarbrae, Calgary, Alberta

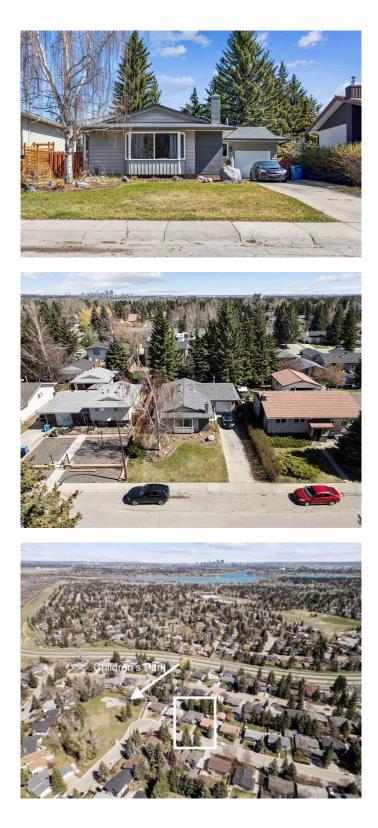
Attention investors and landlords! Here's your chance to own a meticulously maintained and fully renovated bungalow in the desirable community of Cedarbraeâ€"with tenants already in place and happy to stay.

This spacious home offers a rare walk-out basement that includes a separate entrance; the lower level features a large bedroom with double closets and an egress window, a 3-piece bathroom, gas fireplace, pot lighting, built-in wall unit, huge storage, dedicated laundry room, and access to the heated garageâ€"all adding tremendous appeal.

Upstairs, the open-concept layout is both stylish and functional, with a kitchen island that flows into the dining and living areas, complete with a cozy wood-burning fireplace and a sun-filled bay window. This home is perfect for attracting quality tenants who value modern updates and thoughtful design.

The private, low-maintenance backyard is a true draw, offering mature landscaping, new plant beds, fire pit, playset, shed, and interlocking brick courtyard. Additional perks include irrigation front and back, wiring for a future hot tub, and parking for up to three vehicles between the attached garage and driveway.

Located just steps from a park and offering a new hot water tank, this is a turnkey



investment with solid long-term potential. Whether you're looking to add to your portfolio or dive into your first income property, this home checks all the boxes.

Cedarbrae | 4 Bed | 2 Bath | Walk-Out Basement | Heated Garage | Landscaped Yard Inquire today about this rare opportunity with built-in rental stability!

Built in 1973

Essential Information

| MLS® # | A2217236 |
|----------------|-------------|
| Price | \$730,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,306 |
| Acres | 0.14 |
| Year Built | 1973 |
| Туре | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| Address | 511 Cedarille Crescent Sw |
|-------------|---------------------------|
| Subdivision | Cedarbrae |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2W 2H6 |

Amenities

| Parking Spaces | 3 |
|----------------|------------------------|
| Parking | Single Garage Attached |

| # of Garages | 1 |
|-------------------|---|
| Interior | |
| Interior Features | Storage |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Fireplace(s), Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Gas, Living Room, Wood Burning |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |
| Extorior | |

Exterior

| Exterior Features | Fire Pit, Private Yard |
|-------------------|--|
| Lot Description | Back Yard, Front Yard, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| Date Listed | May 2nd, 2025 |
|----------------|---------------|
| Days on Market | 15 |
| Zoning | R-CG |

Listing Details

Listing Office Royal LePage Benchmark

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