# \$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

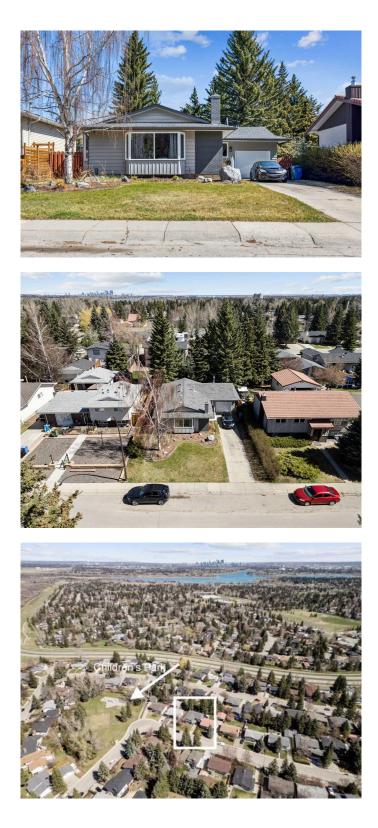
Attention investors and landlords! Here's your chance to own a meticulously maintained and fully renovated bungalow in the desirable community of Cedarbraeâ€"with tenants already in place and happy to stay.

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
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	2
Zoning	R-CG

#### **Listing Details**

Listing Office Royal LePage Benchmark

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