

# \$499,000 - 3631 Cedarille Drive Sw, Calgary

MLS® #A2231793

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,100 sqft  
Residential on 0.07 Acres

Cedarbrae, Calgary, Alberta

\*\*\*OPEN HOUSE, Sunday , July 20,  
1:00pm-3:00pm. This well-cared-for bi-level  
semi-detached home offers a wonderful  
combination of comfort, space, and future  
potentialâ€”with NO CONDO FEES. Just  
steps from a beautiful park, itâ€™s perfect for  
those seeking peace and convenience.

The home features three spacious bedrooms  
and 1.5 bathrooms, making it a great fit for  
families, first-time buyers, or investors. The  
kitchen has been updated with new cabinetry  
and quartz countertops, complemented by  
stainless steel appliances, offering both  
function and style.

The basement layout provides exciting  
potential for a side entry, opening the door to  
the possibility of a legal suite (subject to city  
approval)â€”ideal for extended family or rental  
income.

Pride of ownership shines throughout this  
move-in-ready home in a friendly,  
park-adjacent neighborhood. A rare find that  
balances comfort, value, and opportunity.

\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*

Built in 1977

## Essential Information

MLS® #                      A2231793



Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,100
Acres	0.07
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	3631 Cedarille Drive Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3J5

### Amenities

Parking Spaces	1
Parking	Off Street

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 17th, 2025

Days on Market            48

Zoning                        R-CG

### **Listing Details**

Listing Office                Royal LePage Benchmark

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