



GRASSROOTS
REALTY GROUP

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3627 Cedarille Drive SW
Calgary, Alberta

MLS # A2323454

\$447,500



Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	714 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Quartz Counters, See Remarks, Storage		

Inclusions: Curtain Rods, Shed

Welcome home to this beautifully renovated, move in ready semi detached bi-level located in the established community of Cedarbrae. Offering 3 bedrooms, 2 fully renovated bathrooms, and extensive updates throughout, this is an outstanding opportunity for first time buyers, young families, downsizers, or investors looking for a turnkey property. The bright and welcoming main level showcases a stunning new kitchen featuring modern two tone soft close cabinetry, quartz countertops, updated fixtures, and plenty of workspace for everyday living or entertaining. New luxury vinyl plank flooring flows throughout the home, creating a clean, contemporary feel while offering exceptional durability. Designed with both comfort and functionality in mind, the home features three generous bedrooms, including a spacious primary retreat with a beautifully updated ensuite complete with a walk in shower for added convenience and accessibility. Both bathrooms have been thoughtfully renovated with timeless finishes that complement the home's modern design. Numerous recent upgrades include newer appliances, including the washer, dryer, Bosch dishwasher, electric range, and microwave hood fan, allowing you to move in and enjoy with confidence. Outside, you'll appreciate the low maintenance lifestyle while being ideally located just minutes from Fish Creek Provincial Park, Southland Leisure Centre, Southcentre Mall, grocery stores, schools, parks, and walking paths. With quick access to Stoney Trail and major roadways, commuting throughout the city is simple and convenient. Offering stylish renovations, a functional layout, and an exceptional location in one of southwest Calgary's most established communities, this is one you won't want to miss.

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