



GRASSROOTS
REALTY GROUP

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3602 Cedarille Drive SW
Calgary, Alberta

MLS # A2351113

\$545,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	864 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Plug-In		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vinyl Windows		

Inclusions: Basement appliances: Refrigerator, Electric Range, Dishwasher, Washer, Dryer. Basement bedroom wardrobe. Shed.

LEGAL BASEMENT SUITE! HUGE CORNER LOT! MOVE-IN READY! This beautifully maintained Cedarbrae bi-level checks all the boxes with two self-contained living spaces, meaningful updates, and incredible parking flexibility! The bright and inviting main floor features 2 bedrooms, a full bathroom, and a very functional kitchen with stainless steel appliances. The legal basement suite offers a separate side entrance, a full kitchen with eating bar, 1 bedroom, a full bathroom, and plenty of storage. Both units enjoy the convenience of their own private laundry. The updates are done! Enjoy new siding, updated windows, a side entry door, and a new hot water tank. The basement suite has also been refreshed with an updated bathroom, fresh paint, a new refrigerator, and a new dishwasher. The lot is impressive! Situated on an oversized corner lot, this property offers plenty of sunny outdoor space, a double detached garage built in 2019, and a generous gravel parking area with room for guests, tenants, or even an RV. All this in an established neighbourhood close to schools, parks, shopping, and major routes including Stoney Trail. Whether you're an investor looking for a turnkey rental, a homeowner wanting mortgage-helping rental income, or a buyer seeking flexible living options, this legally suited Cedarbrae home delivers on space, updates, and opportunity!