



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**39 Cedardale Crescent SW**  
**Calgary, Alberta**

**MLS # A2218324**



**\$659,000**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,386 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot, Level, No Neighbours Behind		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Ceramic Tile, Laminate, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

**Exterior:** Brick, Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Basement appliances: Refrigerator, built-in dishwasher, electric stove, hood fan, washer, and dryer

Stunning Renovated Bungalow with Bright 3-Bedroom Basement Suite & Separate Entrance! 39 Cedardale Crescent SW. Welcome to this massively upgraded 6-bedroom, 3-bathroom detached bungalow offering over 2,630 sqft of beautifully developed living space in the highly sought-after, family-friendly community of Cedarbrae SW Calgary. Whether you're a large family needing space, an investor seeking strong cash flow, or a buyer looking for a mortgage helper, this home has everything you're looking for &mdash; and more. Main Floor Highlights: Sunlit All Day: This home is flooded with natural light from sunrise to sunset, creating a bright and cheerful atmosphere throughout. Spacious foyer opens into a massive family room with vaulted ceilings. A formal dining area is ideal for entertaining and family meals. Fully reno kitchen (2023) featuring Stainless appliances, elegant cabinetry, a large bay window over the sink, and a cozy breakfast nook. Fully renovated main bath (2023). Cozy living room with a dual-fuel fireplace & double sliding doors that open to a huge private south- and east-facing deck &mdash; perfect for BBQs and gatherings! Primary bedroom with a private 3-piece ensuite, two more generous bedrooms, an additional full bathroom, and convenient main floor laundry. Durable, scratch and water-resistant laminate flooring throughout (2022). Bright & Spacious 3-Bedroom Illegal Basement Suite with over 1245 sqft living space and Separate Entrance: Renovated in 2022 & 2025, this illegal suite is ideal for extended family, or rental income: Separate Private walk-up entrance, Oversized windows let in tons of natural light, making the space feel warm and inviting, including a huge 32' x 15' (480 sqft) rec/living area, brand-new kitchen (2025) with stylish modern cabinetry and appliances offer a modern and fresh feel, ready for you to enjoy. Three

spacious bedrooms Fully renovated 4-piece bathroom Second laundry room and LVP flooring (2023). Exterior & Lot Features: Premium corner-end lot offering added privacy, extra yard space, and reduced street traffic. Fully fenced backyard &ndash; safe and perfect for children and pets, Oversized 24' x 20' detached double garage &ndash; ideal for storage, workshop, or hobby space, Separate shed for additional storage Plenty of street parking thanks to the corner location Recent Upgrades & Improvements: New roof installed in December 2020 Prime Location &ndash; Walkable & Connected: Nestled on a quiet crescent in Cedarbrae, one of SW Calgary's most established neighbourhoods Walk to two schools, daycares, parks, & playgrounds. 5 min to Timmy, 9 min to Costco, 12 min to Superstore Under 10 min to Fish Creek Park & Glenmore Reservoir, 11 min to Southcentre Mall. Investor's Dream &ndash; Strong Rental Potential: Projected cap rate over 5.81% with strong monthly cash flow potential Perfect for house hacking or a turnkey income-generating property. Move-in ready, investment-ready, and designed for modern family living &ndash; this is the one you've been waiting for! Schedule your pr