



**GRASSROOTS**  
REALTY GROUP

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

**3701 Cedarille Drive SW**  
**Calgary, Alberta**

**MLS # A2253467**



**\$570,000**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	905 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn		

<b>Heating:</b>	Mid Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Separate Entrance, Stone Counters, Walk-In Closet(s)		

**Inclusions:** Electric Range (Suite), Dishwasher (Suite), Fridge(Suite), Washer/Dryer(Suite), Hood Fan (Suite), Window Coverings (Suite)

This fully renovated legally suited half-duplex in Cedarbrae offers nearly 2,000 sq. ft. of total living space across two modern units. With separate entrances and in-suite laundry for both suites, this property is ideal for investors or homeowners seeking additional income. The property is currently tenant-occupied until May 2026, providing immediate rental security for the new owner. The parking pad accommodates two vehicles, with the option to build a garage for added value. The main level features a spacious two-bedroom suite with an open-concept kitchen, dining, and living area. The primary bedroom includes a walk-in closet and private four-piece ensuite. Contemporary finishes, stainless steel appliances, and a balcony off the dining room add to the appeal. The legal basement suite includes two bedrooms, two bathrooms, and its own laundry. Large windows create a bright and inviting space, and the open-concept design allows for a seamless flow between living areas. A dedicated office nook adds versatility, making it an attractive option for tenants. Located in the well-established community of Cedarbrae, this property is close to Stoney Trail, Fish Creek Park, schools, shopping, and transit. With strong rental demand and turn-key appeal, this is a fantastic investment opportunity that won't last long.