3627 Cedarille Drive SW
Calgary, Alberta

MLS # A2295281

$440,000

Division:	Cedarbrae
Type:	Residential/Duplex
Style:	Attached-Side by Side, Bi-Level

Size:	691 sq.ft.	**Age:**	1977 (49 yrs old)
Beds:	3	**Baths:**	2

Garage:	Parking Pad
Lot Size:	0.06 Acre
Lot Feat:	Back Yard, Front Yard, Lawn, Sloped Up

Heating:	Forced Air		**Water:**	-
Floors:	Tile, Vinyl Plank		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full		**LLD:**	-
Exterior:	Aluminum Siding , Concrete		**Zoning:**	R-CG
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Ceiling Fan(s), No Smoking Home, Pantry, Quartz Counters, Storage			

Inclusions:	Window Covering & shed

Open House Saturday March 28th 2pm to 4pm and Sunday March 29th 1pm-3pm. Welcome to this beautifully updated and move-in ready bi-level semi-detached in the desirable community of Cedarbrae! This home offers a perfect blend of comfort and modern upgrades, featuring 3 spacious bedrooms and 2 fully renovated bathrooms. The en-suite includes a walk-in shower, designed for easy access and everyday convenience. Step into the stunning new kitchen, complete with two-tone modern, soft-close cabinetry, and durable quartz countertops, perfect for both daily living and entertaining. The home is finished with new vinyl plank flooring throughout, adding style and durability. Enjoy peace of mind with recently purchased appliances, including a washer, dryer, electric range, Bosch dishwasher and microwave hood fan. Location is everything, and this home truly delivers—just minutes from Fish Creek Provincial Park, Southland Leisure Centre and quick access to Stoney Trail, shopping at Southcentre Mall, grocery stores, schools, daycare just around the corner, and scenic dog walking trails. Whether you're a first-time buyer, downsizing, or investing, this is an incredible opportunity to own a turnkey home in a well-established community.