

\$730,000 - 511 Cedarille Crescent Sw, Calgary

MLS® #A2217236

\$730,000

4 Bedroom, 3.00 Bathroom, 1,306 sqft

Residential on 0.14 Acres

Cedarbrae, Calgary, Alberta

Attention investors and landlords! Here's your chance to own a meticulously maintained and fully renovated bungalow in the desirable community of Cedarbrae with tenants already in place and happy to stay.

This spacious home offers a rare walk-out basement that includes a separate entrance; the lower level features a large bedroom with double closets and an egress window, a 3-piece bathroom, gas fireplace, pot lighting, built-in wall unit, huge storage, dedicated laundry room, and access to the heated garage—all adding tremendous appeal.

Upstairs, the open-concept layout is both stylish and functional, with a kitchen island that flows into the dining and living areas, complete with a cozy wood-burning fireplace and a sun-filled bay window. This home is perfect for attracting quality tenants who value modern updates and thoughtful design.

The private, low-maintenance backyard is a true draw, offering mature landscaping, new plant beds, fire pit, playset, shed, and interlocking brick courtyard. Additional perks include irrigation front and back, wiring for a future hot tub, and parking for up to three vehicles between the attached garage and driveway.

Located just steps from a park and offering a new hot water tank, this is a turnkey



investment with solid long-term potential.
Whether you're looking to add to your portfolio
or dive into your first income property, this
home checks all the boxes.

Cedarbrae | 4 Bed | 2 Bath | Walk-Out
Basement | Heated Garage | Landscaped
Yard

Inquire today about this rare opportunity with
built-in rental stability!

Built in 1973

Essential Information

MLS® #	A2217236
Price	\$730,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,306
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	511 Cedarille Crescent Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2H6

Amenities

Parking Spaces	3
Parking	Single Garage Attached

of Garages 1

Interior

Interior Features Storage
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating Fireplace(s), Forced Air
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Basement, Gas, Living Room, Wood Burning
Has Basement Yes
Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Fire Pit, Private Yard
Lot Description Back Yard, Front Yard, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers
Roof Asphalt Shingle
Construction Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed May 2nd, 2025
Days on Market 1
Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

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