3429 Cedarille Drive SW

Calgary | Active | MLS® A2339014

$449,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1979**	**895.3 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

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A closer look

Prime Investment & Multigenerational Opportunity in Quiet Cedarbrae!

Situated on a serene, tree-lined street in Southwest Calgary’s established and highly desirable community of Cedarbrae, this versatile bungalow offers the ideal blend of comfortable living, exceptional location, and strong investment potential. Backing onto a quiet neighborhood vibe with mature landscaping, Cedarbrae is renowned for its incredible lifestyle amenities, peaceful surroundings, and outstanding connectedness to the rest of the city.

The main level welcomes you with a thoughtful, functional layout designed for effortless daily living. At the heart of the home, you will find a bright living area, a dedicated dining space, and a well-appointed kitchen that makes meal preparation and hosting a breeze. The spacious primary bedroom serves as a quiet retreat, complete with its own private ensuite half-bath for added convenience. An additional main-floor bedroom provides great versatility for family, guests, or a home office setup, all served by a shared full main bathroom. Adding to the ultimate convenience of main-floor living, a dedicated main-floor laundry room eliminates the need to haul baskets up and down stairs.

Downstairs, the property features a fully equipped basement illegal suite, providing incredible flexibility as a mortgage helper, an extended family living space, or a full-scale rental opportunity. The basement level is exceptionally well-designed, featuring a second kitchen complete with an inviting breakfast bar that flows seamlessly into a dedicated dining area and cozy living room. Two well-sized basement bedrooms share access to a full bathroom, while a separate office space provides the perfect quiet zone for working from home or studying. Ample storage space is also tucked away in a dedicated storage room, ensuring every footprint of the home is maximized efficiently.

Beyond the front door, the lifestyle location of this home is truly hard to beat. Outdoor enthusiasts and active families will love living just minutes from Fish Creek Provincial Park-one of North America's largest urban park networks-offering endless miles of scenic walking trails, biking paths, and nature escapes. The nearby Southland Leisure Centre provides world-class recreation with its wave pool, ice rinks, fitness facilities, and sports programs. The Cedarbrae community itself features mature green spaces, local sports fields, community pathways, and active community association events. Commuters will appreciate quick, seamless access to major thoroughfares like Glenmore Trail, Anderson Road, and Stoney Trail, as well as nearby transit routes, top-rated local schools, grocery stores, and retail shopping centers. Whether you are an astute investor looking for a high-performing property or a homeowner seeking a residence with space to grow and earn, this Cedarbrae bungalow delivers immense value in a location that stands the test of time!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339014
Bedrooms	4

Bathrooms	3
Year Built	1979
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	895.3 sq. ft.
Main Level Finished Area:	895.3 sq. ft.
Below Grade Finished Area:	864.93 sq. ft.
Lot Area:	2,970 sq. ft.
Lot Frontage:	27'1"
Front Exposure:	East
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1979 (Age: 47)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)

Num Ensuite Baths:	1
Plan:	7711048
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Southwest
Community:	Cedarbrae
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, See Remarks, Washer, Window Coverings
Inclusions:	Electric stove, Refrigerator, Dishwasher, Washer, Dryer, All Window Coverings
Restrictions:	None Known
Main Floor	Bedroom · 10'3" × 8'9" ·
Main Floor	Dining Room · 8'9" × 6'7" ·

Main Floor	Kitchen · 13'11" × 6'3" ·
Main Floor	Laundry · 6'11" × 6'3" ·
Main Floor	Living Room · 13'3" × 12'9" ·
Main Floor	Bedroom - Primary · 13' × 10'2" ·
Basement	Bedroom · 12'6" × 9'4" ·
Basement	Bedroom · 10'2" × 8'7" ·
Basement	Kitchen · 11'4" × 10'2" ·
Basement	Living Room · 11'4" × 10'11" ·
Basement	Office · 13'5" × 6'10" ·
Basement	Storage · 8'8" × 4'10" ·
Basement	Furnace/Utility Room · 6'4" × 5'8" ·
Basement	Furnace/Utility Room · 3'1" × 2'11" ·
Basement	Walk-In Closet · 6'10" × 3'10" ·
Basement	Walk-In Closet · 9'4" × 5'8" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Other, Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Separate Entrance, Storage, Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Other
Lot Features:	Dog Run Fenced In, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed, Zero Lot Line
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG

Listed Date:	Aug 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3429-cedarille-drive-sw-calgary-a2339014/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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