# 3749 Cedarille Drive SW

Calgary | Active | MLS® A2360206

**$380,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **2** | **1977** | **1,198.56 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX First

# A closer look

Calling all renovators, contractors and investors! An excellent opportunity to bring your vision to life in the established SW community of Cedarbrae. This two-storey semi-detached home requires extensive renovations throughout and offers an opportunity for those looking to undertake a significant renovation project.

The main floor features a spacious living room with a bay window, a separate dining area with a corner fireplace, kitchen, two-piece bathroom and patio doors leading to the rear deck and backyard. Upstairs offers three bedrooms and a four-piece bathroom with access from both the primary bedroom and hallway. The undeveloped basement features a separate side entrance, laundry, utility and storage space.

The property offers a fenced backyard with mature trees and rear lane access. Conveniently located close to schools, parks, shopping, public transit and Stoney Trail.

Adding to this unique opportunity, the adjoining property at 3751 Cedarille Drive SW is also available for purchase under a separate title, offering the potential to own both sides of the duplex.

This is an estate sale, and the property is being sold in as-is, where-is condition. Due to the interior condition, only exterior photographs and floor plans have been provided.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2360206 |
| **Bedrooms** | 3 |
| **Bathrooms** | 2 |
| **Year Built** | 1977 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Semi Detached (Half Duplex) |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |

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|---|---|
| **Home Style:** | 2 Storey, Attached-Side by Side |
| **Total Living Area:** | 1,198.56 sq. ft. |
| **Main Level Finished Area:** | 633.2 sq. ft. |
| **Upper Level Finished Area:** | 565.36 sq. ft. |
| **Below Grade Finished Area:** | 581.81 sq. ft. |
| **Lot Area:** | 2,863 sq. ft. |
| **Lot Frontage:** | 26'¼" |
| **Front Exposure:** | South |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 1 Common Wall, End Unit |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 1977 (Age: 49) |
| **Bedrooms:** | 3 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:1, Half:1) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 7711048 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Unfinished, None, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stucco, Wood Frame |
| **Structure Type:** | Duplex |

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|---|---|
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Other |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Wood Burning |
| **Garage:** | No |
| **Parking:** | Alley Access, Off Street, Stall |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Southwest |
| **Community:** | Cedarbrae |
| **Appliances:** | Dryer, Refrigerator, Stove(s), Washer |
| **Inclusions:** | Hood Fan |
| **Restrictions:** | None Known |
| **Main Floor** | Foyer · 4'5" × 4'3" · |
| **Main Floor** | Living Room · 15'5" × 15' · |
| **Main Floor** | Kitchen · 12'7" × 7'10" · |
| **Main Floor** | Dining Room · 15'5" × 14'5" · |
| **Upper Level** | Bedroom - Primary · 14'6" × 7'7" · |
| **Upper Level** | Bedroom · 11'2" × 9'7" · |
| **Upper Level** | Bedroom · 12' × 10'3" · |
| **Basement** | Storage · 27'3" × 19'1" · |
| **Title to Land:** | Fee Simple |

| | |
|---|---|
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Open Floorplan, Storage |
| **Exterior Features:** | Garden, Private Entrance, Private Yard |
| **Patio And Porch Features:** | Deck, Front Porch |
| **Lot Features:** | Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | R-C2 |
| **Listed Date:** | Nov 26, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3749-cedarille-drive-sw-calgary-a2360206/

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

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