3751 Cedarille Drive SW

Calgary | Active | MLS® A2360204

$410,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1977**	**1,214.22 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Opportunity awaits in the established SW community of Cedarbrae! Whether you're a first-time buyer looking to build equity, an investor searching for your next project or someone with a vision for transforming a home, this two-storey semi-detached property offers plenty of potential! Nestled along a mature, tree-lined street, this three-bedroom, one-and-a-half-bathroom home offers a functional floor plan with generous living spaces and no monthly condo fees. Step inside to a welcoming front entrance with a coat closet and a large window along the staircase, allowing natural light to filter into the home. The spacious front living room features a large bay window overlooking the mature evergreens, providing a lovely setting for everyday living. Toward the back of the home, the kitchen offers ample cabinetry, generous counter space, a double sink overlooking the backyard and a peninsula overlooking the adjoining dining area. A striking floor-to-ceiling brick fireplace adds character to this space, while sliding patio doors provide direct access to the rear deck and backyard, creating an opportunity to enjoy outdoor living during the warmer months. A conveniently located two-piece bathroom completes the main level. Upstairs, you'll find three bedrooms, including a generously sized primary bedroom featuring dual closets and direct access to the main four-piece bathroom. The two additional bedrooms offer flexibility for family, guests or a dedicated home office. A separate side entrance provides access to the lower level, offering additional possibilities for future development, subject to applicable municipal requirements and approvals. The mature landscaping adds character to the property, while the backyard offers space to create your own outdoor retreat. The home would benefit from renovations and updating throughout, presenting an opportunity to incorporate your own design ideas, finishes and personal style. From refreshing the flooring and paint to reimagining the kitchen and bathrooms, there are numerous ways to transform this property over time. Cedarbrae is a well-established southwest Calgary community appreciated for its mature trees, neighbourhood parks, playgrounds, schools and convenient access to everyday amenities. Enjoy proximity to shopping, restaurants, public transit, the Southland Leisure Centre and the extensive pathways and natural surroundings of Fish Creek Provincial Park. Convenient access to Stoney Trail also makes travelling throughout the city easier. If you've been searching for a property where you can roll up your sleeves, put your creativity to work and make a home truly your own, this is an opportunity worth exploring. Bring your renovation ideas and discover the possibilities this Cedarbrae property has to offer! Adding to this unique opportunity, the adjoining property at 3749 Cedarille Drive SW is also available for purchase under a separate title, offering the potential to own both sides of the duplex.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2360204
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
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,214.22 sq. ft.
Main Level Finished Area:	636.48 sq. ft.
Upper Level Finished Area:	577.74 sq. ft.
Below Grade Finished Area:	575.69 sq. ft.
Lot Area:	2,852 sq. ft.
Lot Frontage:	25'11 7/8 "
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
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Brick Facing, Living Room, 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 · 4'7" × 4'2" ·
Main Floor	Living Room · 15'4" × 14'11" ·
Main Floor	Kitchen · 12'7" × 8' ·
Main Floor	Dining Room · 15'5" × 14'5" ·

Upper Level	Bedroom - Primary · 12' × 10'4" ·
Upper Level	Bedroom · 11'4" × 9'6" ·
Upper Level	Bedroom · 14'8" × 7'7" ·
Basement	Storage · 27'3" × 19'2" ·
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, Patio
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/3751-cedarille-drive-sw-calgary-a2360204/

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

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