

# \$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 9  
Zoning R-CG

## Listing Details

Listing Office Royal LePage Benchmark

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