

\$659,000 - 39 Cedardale Crescent Sw, Calgary

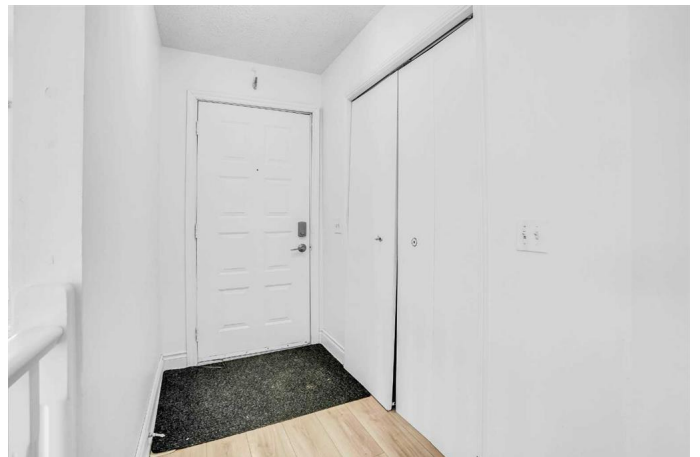
MLS® #A2218324

\$659,000

6 Bedroom, 3.00 Bathroom, 1,386 sqft
Residential on 0.13 Acres

Cedarbrae, Calgary, Alberta

Stunning Renovated Bungalow with Bright 3-Bedroom Basement Suite & Separate Entrance! 39 Cedardale Crescent SW. Welcome to this massively upgraded 6-bedroom, 3-bathroom detached bungalow offering over 2,630 sqft of beautifully developed living space in the highly sought-after, family-friendly community of Cedarbrae SW Calgary. Whether you're a large family needing space, an investor seeking strong cash flow, or a buyer looking for a mortgage helper, this home has everything you're looking for and more. Main Floor Highlights: Sunlit All Day: This home is flooded with natural light from sunrise to sunset, creating a bright and cheerful atmosphere throughout. Spacious foyer opens into a massive family room with vaulted ceilings. A formal dining area is ideal for entertaining and family meals. Fully renovated kitchen (2023) featuring Stainless appliances, elegant cabinetry, a large bay window over the sink, and a cozy breakfast nook. Fully renovated main bath (2023). Cozy living room with a dual-fuel fireplace & double sliding doors that open to a huge private south- and east-facing deck – perfect for BBQs and gatherings! Primary bedroom with a private 3-piece ensuite, two more generous bedrooms, an additional full bathroom, and convenient main floor laundry. Durable, scratch and water-resistant laminate flooring throughout (2022).



Bright & Spacious 3-Bedroom Illegal
Basement Suite with over 1245 sqft living
space and Separate Entrance:
Renovated in 2022 & 2025, this illegal suite is
ideal for extended family, or rental income:
Separate Private walk-up entrance , Oversized
windows let in tons of natural light, making the
space feel warm and inviting, including a huge
32' x 15' (480 sqft) rec/living area,
brand-new kitchen (2025) with stylish modern
cabinetry and appliances offer a modern and
fresh feel, ready for you to enjoy. Three
spacious bedrooms Fully renovated 4-piece
bathroom Second laundry room and LVP
flooring (2023). Exterior & Lot Features:
Premium corner-end lot offering added
privacy, extra yard space, and reduced street
traffic. Fully fenced backyard " safe and
perfect for children and pets, Oversized
24' x 20' detached double garage " ideal
for storage, workshop, or hobby space,
Separate shed for additional storage
Plenty of street parking thanks to the corner
location Recent Upgrades & Improvements:
New roof installed in December 2020
Prime Location " Walkable & Connected:
Nestled on a quiet crescent in Cedarbrae, one
of SW Calgary's most established
neighbourhoods
Walk to two schools, daycares, parks, &
playgrounds. 5 min to Timmy, 9 min to Costco,
12 min to Superstore
Under 10 min to Fish Creek Park & Glenmore
Reservoir, 11 min to Southcentre Mall.
Investor's Dream " Strong Rental
Potential: Projected cap rate over 5.81% with
strong monthly cash flow potential
Perfect for house hacking or a turnkey
income-generating property. Move-in ready,
investment-ready, and designed for modern
family living " this is the one you've been
waiting for!

Schedule your pr

Built in 1980

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2218324 |
| Price | \$659,000 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,386 |
| Acres | 0.13 |
| Year Built | 1980 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 39 Cedardale Crescent Sw |
| Subdivision | Cedarbrae |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2W 3Y4 |

Amenities

| | |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4 |
| Parking | Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Gravel Driveway |
| # of Garages | 2 |

Interior

| | |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Vinyl Windows |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|--------------|-------------------------------------------------------------------------|
| Fireplaces | Brick Facing, Gas, Living Room, Mantle, Tile, Wood Burning, Gas Starter |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade |

Exterior

| | |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage |
| Lot Description | Corner Lot, Irregular Lot, Level, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Brick, Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.