# \$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 â€" 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 reno 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 â€" 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 â€" 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 â€" Walkable & Connected: Nestled on a guiet 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 â€" Strong Rental Potentialt: 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 â€" this is the one you've been waiting for!

Schedule your pr

## **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

Additional Parking, Alley Access, Double Garage Detached, Garage Parking

Door Opener, Garage Faces Rear, Gravel Driveway

2 # of Garages

#### Interior

Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, **Interior Features** 

Vinyl Windows

Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, **Appliances** 

Refrigerator, Washer/Dryer Stacked

Fireplace(s), Forced Air, Natural Gas Heating

Cooling None Fireplace Yes 1

# of Fireplaces

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 2

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.