



71 Cedardale Mews Calgary Alberta

\$649,450

H U G E. L O T!! And the lowest priced LEGALLY suited DETACHED home in Calgary SW! This renovated detached property with LEGAL rental suite is a fantastic opportunity for any buyer seeking a mortgage helper or investment property! The main floor shines with all-new stainless-steel appliances, sleek quartz countertops, and bright large windows, while the entire home has been freshly painted interiors and exteriors, new vinyl flooring, as well as new light fixtures and pot lights. Additional updates include new egress windows for the lower level and separate laundry added for convenience. The lower LEGAL suite has been fully approved with all permits from the City of Calgary and registered online as a secondary suite. The property sits on a MASSIVE lot, with tons of space for outdoor activities and includes an oversized double garage and opportunity for future development potential (Carriage suite or 4-plex). Cedarbrae is rich with amenities, schools, parks, and a new large shopping complex (with the newest Costco) nearby. Perfect starter home for new buyers to live upstairs while having passive income from the legalized suite, ask us for the rental cashflow performa. Don't miss out on this great opportunity (id:6769)

4pc Bathroom 2.11 M x 1.83 M
Kitchen 2.03 M x 5.66 M
Office 3.12 M x 2.57 M
Bedroom 5.36 M x 3.45 M
Bedroom 3.23 M x 3.38 M
Storage 1.20 M x 1.47 M
Furnace 2.13 M x 1.32 M

4pc Bathroom 2.46 M x 1.52 M
Bedroom 2.46 M x 3.66 M
Bedroom 3.25 M x 3.30 M
Dining room 3.89 M x 2.54 M
Kitchen 2.54 M x 2.46 M
Living room 4.29 M x 4.04 M

Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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