



3701 Cedarille Drive Calgary Alberta

\$609,000

This fully renovated legally suited half-duplex in Cedarbrae offers nearly 2,000 sq. ft. of total living space across two modern units. With separate entrances and in-suite laundry for both suites, this property is ideal for investors or homeowners seeking additional income. The property previously generated \$4,150 per month in rental income and is now vacant, offering new owners the opportunity to set rents at current market rates. The Parking Pad will accommodate two vehicles, with the option to build a garage for added value. The main level features a spacious two-bedroom suite with an open-concept kitchen, dining, and living area. The primary bedroom includes a walk-in closet and private four-piece ensuite. Contemporary finishes, stainless steel appliances, and a balcony off the dining room add to the appeal. The legal basement suite includes two bedrooms, two bathrooms, and its own laundry. Large windows create a bright and inviting space, and the open-concept design allows for a seamless flow between living areas. A dedicated office nook adds versatility, making it an attractive option for tenants. Located in the well-established community of Cedarbrae, this property is close to Stoney Trail, Fish Creek Park, schools, shopping, and transit. With strong rental demand and turn-key appeal, this is a fantastic investment opportunity that won't last long. (id:6769)

Primary Bedroom 2.85 M x 3.70 M
 3pc Bathroom 2.20 M x 1.78 M
 Bedroom 3.17 M x 2.55 M
 4pc Bathroom 2.53 M x 1.65 M
 Furnace 1.99 M x 1.77 M
 Kitchen 3.39 M x 3.40 M
 Dining room 3.02 M x 3.40 M
 Den 5.07 M x 2.05 M

Primary Bedroom 3.85 M x 3.13 M
 Bedroom 2.67 M x 3.17 M
 4pc Bathroom 2.42 M x 1.83 M
 4pc Bathroom 2.27 M x 1.84 M
 Kitchen 4.13 M x 3.09 M
 Dining room 3.03 M x 3.09 M
 Living room 4.06 M x 2.78 M

Listing Presented By:



Originally Listed by:
 RE/MAX First



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
 cm.mackenzie@shaw.ca