

511 Cedarille Crescent SW
Calgary, Alberta

MLS # A2217236

\$730,000

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,306 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot, Street Lighting, Treed, Underground		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Play set with blue slide in the backyard

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!