

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

MLS® #A2218324

**\$659,000**

6 Bedroom, 3.00 Bathroom, 1,386 sqft

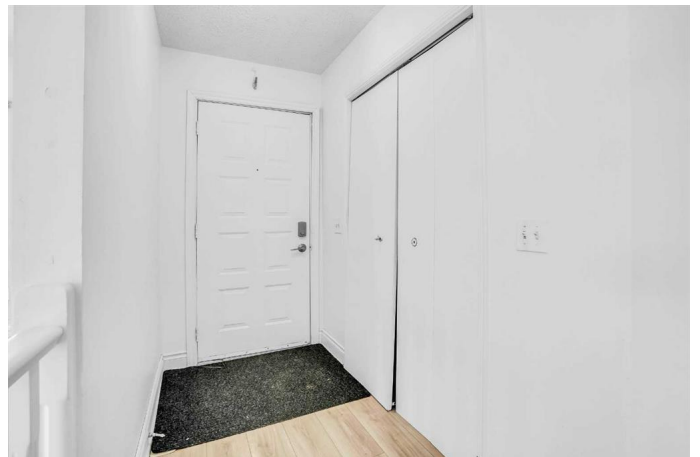
Residential on 0.13 Acres

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	Gas, Gas Starter, Living Room, Mantle, Tile, Wood Burning, Brick Facing
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	5
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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