

# \$499,900 - 3628 Cedarille Drive Sw, Calgary

MLS® #A2258532

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,076 sqft

Residential on 0.06 Acres

Cedarbrae, Calgary, Alberta

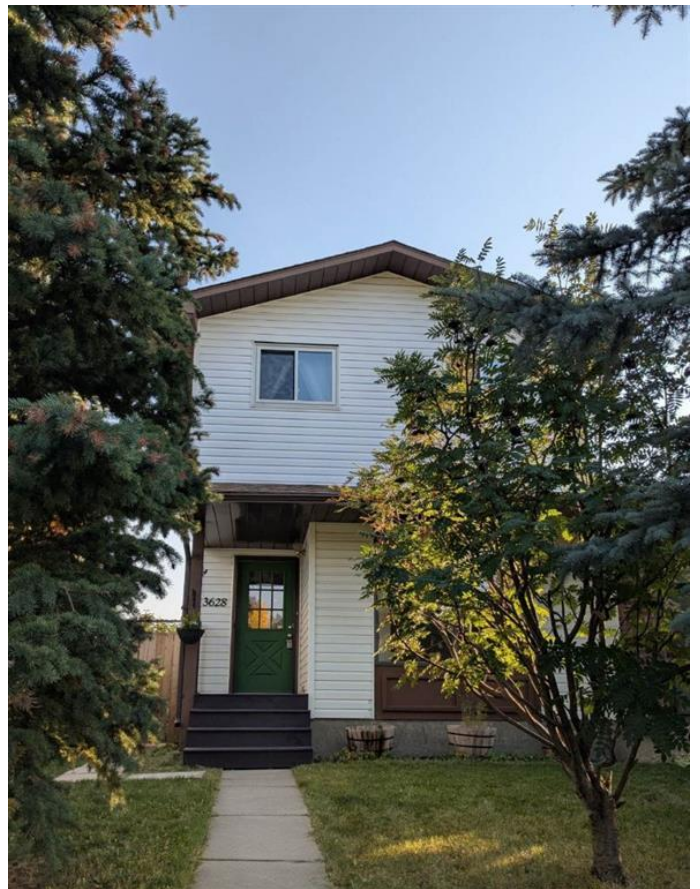
NO CONDO FEES. This bright and cheery three bedroom home features a double detached garage, 1.5 baths, and a big family room in the basement. Upgraded Windows in 2022 (except living room); Upgraded Roof Shingles in 2019; High Efficient Furnace replaced in 2013 and Hot Water Tank in 2017. Newer fridge and dishwasher; Upgraded laminate flooring on all levels, and plush carpets on the stairs; All appliances included; Covered front porch with maintenance free composite decking; Fully fenced with a south backyard and close to schools, parks, playgrounds, the pathways to South Glenmore Park and beyond, shops, transit, and more! Enjoy your own strawberry and raspberry patch next summer! Ready for possession well before this Christmas for your sweet place to call home!

Everything is ready for you—just move in and enjoy!

Built in 1979

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2258532  |
| Price      | \$499,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,076                  |
| Acres          | 0.06                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3628 Cedarille Drive Sw |
| Subdivision | Cedarbrae               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 3X8                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                           |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                  |
| Lot Description   | Back Lane, Landscaped, Level, Street Lighting, City Lot, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Vinyl Siding, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                               |

### Additional Information

Date Listed                    September 25th, 2025  
Days on Market            19  
Zoning                         R-CG

**Listing Details**

Listing Office                MaxWell Capital Realty



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