

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

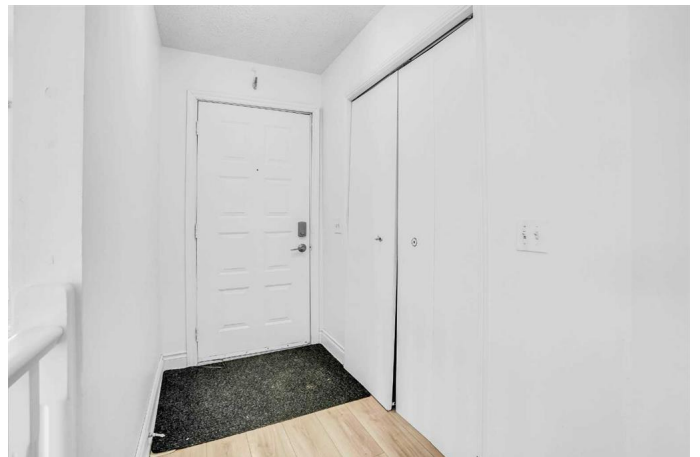
MLS® #A2218324

\$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 | 7 |
| Zoning | R-CG |

Listing Details

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|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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