

# \$549,999 - 636 Cedarille Way Sw, Calgary

MLS® #A2215378

**\$549,999**

3 Bedroom, 3.00 Bathroom, 1,110 sqft

Residential on 0.15 Acres

Cedarbrae, Calgary, Alberta

Welcome to this charming bungalow in the heart of Cedarbrae. Nestled on a spacious lot with mature trees, this home offers great curb appeal and a warm, welcoming feel. Inside, you'll find a bright living room with large windows and a cozy wood-burning fireplace. The open dining area flows seamlessly into the kitchen, which offers plenty of storage and functionality for everyday living. Down the hall are three comfortable bedrooms, including a primary suite with a private 3-piece ensuite. A full 4-piece bathroom completes the main level. The finished basement expands your living space with a large recreation room featuring a wet bar, an additional bedroom and bathroom, plus laundry and ample storage. Step outside to enjoy the backyard with a deck and an oversized 4 CAR DETACHED GARAGE with a driveway offering plenty of parking for vehicles, hobbies, or guests. Located close to schools, shopping, hospitals, and more, this home combines comfort, convenience, and incredible value. Don't miss your chance to see this one today. You won't be disappointed.

Built in 1973

## Essential Information

MLS® # A2215378

Price \$549,999

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,110
Acres	0.15
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	636 Cedarille Way Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2G7

### **Amenities**

Parking Spaces	6
Parking	Oversized, Quad or More Detached
# of Garages	4

### **Interior**

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	7
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX Landan Real Estate
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