

# \$569,900 - 359 Cedardale Place Sw, Calgary

MLS® #A2198041

**\$569,900**

3 Bedroom, 2.00 Bathroom, 1,110 sqft  
Residential on 0.11 Acres

Cedarbrae, Calgary, Alberta

Welcome home! This lovely 3-bedroom, 2-bathroom house offers a spacious living area, a cozy kitchen and a beautifully landscaped backyard with Gazebo. Nestled in a friendly neighborhood with excellent schools and parks nearby, this home is a must-see. This inviting property offers the perfect blend of comfort and convenience—ideal for families, first-time buyers, or savvy investors.

Step inside to discover a bright and spacious living area featuring large windows that flood the space with natural light and gas Fireplace. A perfect Kitchen in the corner to satisfy your taste buds with your culinary expertise. Adjacent to the kitchen, the dining area flows seamlessly into perfect for cozy family dine in.

The primary bedroom and the additional bedrooms are generously sized, providing flexibility for a growing family, home office, or guest accommodations along with a shared full bathroom for the three bedrooms.

Downstairs, the fully finished basement offers additional living space, featuring a large rec room and half bathroom along with a small workshop space nestled in the corner at the end of basement for your mechanical needs. Step outside to your private backyard oasis,



where you will find spacious deck with Gazebo, mature trees and a movable shed perfect for summer BBQs and outdoor gatherings.

The Cedarbrae Community Centre hosts activities such as Girl Guides, Moms & Tots, line dancing, children's gymnastics, and indoor tennis. The community is also known for its soccer and football programs

â€¢ Events: Annual events like the Stampede Hoedown and craft fairs foster a strong sense of community.

â€¢ Education: Proximity to reputable schools, including Cedarbrae Elementary and St. Cyril Elementary & Junior High.

â€¢ Parks and Trails: Abundant green spaces and walking trails offer ample opportunities for outdoor activities.

â€¢ Shopping and Transit: Convenient access to shopping centers and public transit, with major roadways nearby for easy commuting.

Don't miss this incredible opportunity to own a fantastic home in a prime location!

Schedule

your private viewing today!

Built in 1982

## Essential Information

MLS® #	A2198041
Price	\$569,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,110
Acres	0.11
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status Active

### **Community Information**

Address 359 Cedardale Place Sw

Subdivision Cedarbrae

City Calgary

County Calgary

Province Alberta

Postal Code T2W5J3

### **Amenities**

Parking Spaces 2

Parking Covered, Carport

### **Interior**

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, See Remarks, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Blower Fan, Gas Log, Gas Starter, Insert

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Cul-De-Sac

Roof Asphalt Shingle

Construction Wood Siding, Metal Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 8

Zoning R-CG

### **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.