

# \$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 |
| Zoning      | R-CG          |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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