

# \$625,000 - 171 Cedardale Place Sw, Calgary

MLS® #A2223122

**\$625,000**

5 Bedroom, 2.00 Bathroom, 1,034 sqft  
Residential on 0.13 Acres

Cedarbrae, Calgary, Alberta

**\*\* OPEN HOUSE SUNDAY MAY 25th 2:30PM to 5:30PM \*\*** Welcome to this incredible opportunity in the heart of Cedarbrae! This versatile home offers exceptional potentialâ€”live up and rent down, or rent both levels for a great CASH-FLOWING investment. Step inside to soaring VAULTED CEILINGS and a bright, open main floor. The SPACIOUS KITCHEN flows into the dining area, surrounded by windows that fill the space with natural light. Upstairs features 3 BEDROOMS and an UPDATED 4-piece bathroom, including a spacious primary with a walk-in closet. The lower level includes a large living room, updated KITCHENETTE with shaker cabinetry, new backsplash & lots of counter space, full bathroom, and two additional rooms (windows are not egress but could be converted). A shared laundry area is accessible from both levels, making it ideal for multi-generational living or rental income. Enjoy a GENEROUS BACKYARD with a massive garden bed and 3 SHEDS â€” one set up as a workshop, another ideal for MOTORCYCLE STORAGE. Located close to FISH CREEK PARK, Glenmore Reservoir, and within walking distance to Cedarbrae School and St. Cyril School, this home is perfectly situated in a family-friendly community. With its adaptable layout and prime location, this property presents a compelling INVESTMENT OPPORTUNITY. Whether you choose to reside upstairs and rent the lower level, or lease both units for



maximum income, the possibilities are both practical and profitable. Cedarbrae offers quick access to STONEY TRAIL, Anderson Road, and 14th Street, making it easy to navigate around Calgary with convenience and efficiency. Don't miss your chance to own this VERSATILE HOME in one of Calgary's most welcoming communities. Schedule your private showing today and explore the potential that awaits!

Built in 1983

**Essential Information**

MLS® #	A2223122
Price	\$625,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.13
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	171 Cedardale Place Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W5G1

**Amenities**

Parking Spaces	2
Parking	Driveway, Front Drive, Off Street, Parking Pad

**Interior**

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Garden, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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