

# \$578,800 - 199 Cedardale Road Sw, Calgary

MLS® #A2246286

**\$578,800**

4 Bedroom, 3.00 Bathroom, 883 sqft

Residential on 0.06 Acres

Cedarbrae, Calgary, Alberta

FULLY RENOVATED!! SEPARATE ENTRANCE!! ILLEGAL BASEMENT SUITE!! 4 BED 2 BATHS!! OVER 1500 SQFT OF LIVING SPACE!! This updated home offers comfort, flexibility, and a smart layout! The main floor features a bright living area, a modern open-concept kitchen with island, and a dining space perfect for family meals. Youâ€™ll also find a full 4-piece bath and two bedroomsâ€”including a spacious PRIMARY BEDROOM and a generous secondary room. Downstairs, the ILLEGAL BASEMENT SUITE with separate entrance includes its own kitchen, a large rec room, two more bedrooms, a 3-piece bath, and a storage areaâ€”ideal for extended family or rental potential. Conveniently located with EASY ACCESS TO STONEY TRAIL, plus schools, playgrounds, and Costco all nearby. A TURNKEY HOME IN A PRIME LOCATIONâ€”COME SEE IT FOR YOURSELF!!

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2246286  |
| Price          | \$578,800 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 883       |
| Acres          | 0.06      |



|            |                        |
|------------|------------------------|
| Year Built | 1981                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bi-Level |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 199 Cedardale Road Sw |
| Subdivision | Cedarbrae             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 5A8               |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan        |
| Appliances        | Other                                 |
| Heating           | Forced Air, Natural Gas               |
| Cooling           | None                                  |
| Has Basement      | Yes                                   |
| Basement          | Exterior Entry, Finished, Full, Suite |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 23               |
| Zoning         | R-CG             |

### Listing Details

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