

\$549,900 - 2835 Cedarbrae Drive Sw, Calgary

MLS® #A2234398

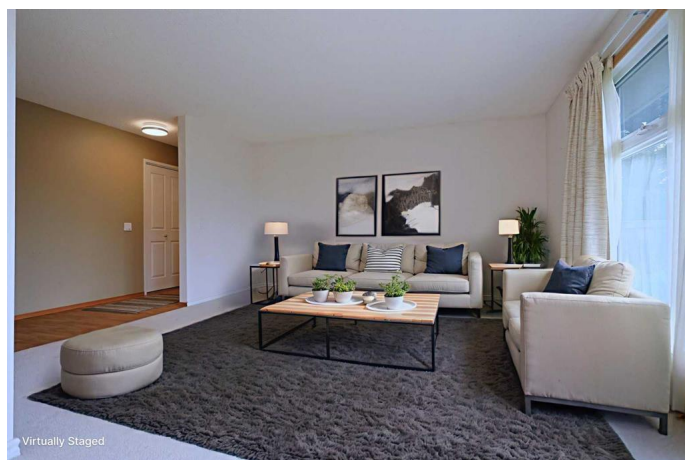
\$549,900

4 Bedroom, 3.00 Bathroom, 1,145 sqft

Residential on 0.09 Acres

Cedarbrae, Calgary, Alberta

Ready to welcome a brand new family is this terrific bungalow in the popular Southwest Calgary community of Cedarbrae, here on this quiet crescent just steps to a park & only minutes to schools, churches & Southland Drive. This fully finished home has 4 bedrooms & 2.5 bathrooms, bright eat-in kitchen with oak cabinets, lower level rec room with wet bar & South backyard with large deck & storage shed. Filled with natural light, youâ€™ll love the inviting flow of the main floor with its oversized living room with big windows, spacious dining roomâ€”perfect for family meals or entertaining, & kitchen with loads of cabinet space & white appliances. Main floor has 3 great-sized bedrooms & 1.5 bathrooms; the primary bedroom has a 2-piece ensuite & the family bathroom has a shower/bathtub combo. Lower level is finished with a 4th bedroom, bathroom with shower, rec room with fireplace & wet bar, large games room & laundry/utility room with cabinets & sink. The South backyard is fenced & landscaped, with a big deck â€” with gas BBQ line & oversized 1 car garage with heater, shelving & workbench. Location is prime with the Oakridge Co-op & Southland Leisure Centre only a short drive away, & quick easy access to major roadways (Anderson Road, Stoney Trail ring road, MacLeod Trail) to take you retail centers (Southcentre Mall, Chinook Centre), parks (Heritage Park, South Glenmore Park, Fish Creek Provincial Park), Rockyview Hospital & downtown.



Built in 1972

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2234398 |
| Price | \$549,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,145 |
| Acres | 0.09 |
| Year Built | 1972 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 2835 Cedarbrae Drive Sw |
| Subdivision | Cedarbrae |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2W 1Y2 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 1 |
| Parking | Alley Access, Garage Faces Rear, Oversized, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Storage, Wet Bar |
| Appliances | Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Recreation Room, Stone |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard, Storage |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 1st, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.