

\$785,000 - 208 Cedarille Green Sw, Calgary

MLS® #A2260448

\$785,000

5 Bedroom, 4.00 Bathroom, 1,357 sqft
Residential on 0.15 Acres

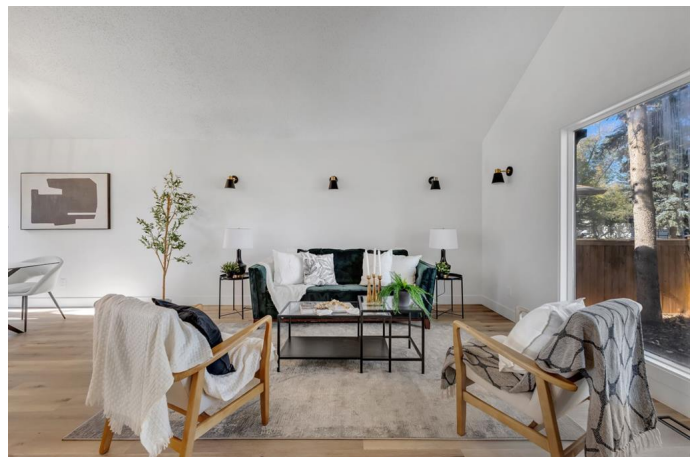
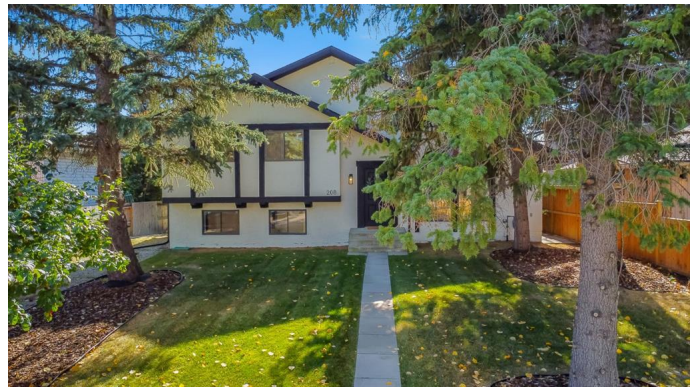
Cedarbrae, Calgary, Alberta

Welcome to this exceptional home in the sought-after community of Cedarbrae, where charm, modern style, and functionality come together on a generous 6,300 SQFT lot. This property has been completely renovated inside and out, making it a perfect choice for families seeking comfort and space, or investors looking for a move-in-ready home with excellent income potential.

This thoughtfully updated home features 5 spacious bedrooms and 4 full bathrooms, offering a versatile layout to fit many lifestyles. The renovations include: New roof, new flooring throughout, new plumbing, new hot water tank, secondary heat source for the legal basement suite, fresh landscaping with grading, sod, pathways, and new trees all done in 2024.

Every detail has been carefully designed, from the modern kitchens with sleek cabinetry and upgraded appliances to the elegantly finished bathrooms with high-quality fixtures. Resilient channels have also been added to reduce noise transmission, creating a quieter and more comfortable living environment.

One of the highlights is the legal basement suite with private entrance—an excellent mortgage helper or flexible space for tenants, extended family, or even a home-based office. In addition, the property comes with a development permit (DP) for an oversized single attached garage. Paired with a concrete driveway that accommodates two additional vehicles, you™ll have parking for up to



three vehicles.

The large backyard is surrounded by mature trees and new landscaping, making it the perfect retreat for entertaining, gardening, or relaxing. The oversized lot also leaves room for future possibilities such as a deck, patio, or children's play area.

Located in the family-friendly community of Cedarbrae, you'll be just minutes away from schools, parks, shopping, and public transit. This well-established neighborhood offers a peaceful residential feel with convenient access to all city amenities.

This home is a rare find, combining modern renovations, a legal suite, income potential, and a DP-approved oversized garage—all on a prime lot in one of Calgary's most established communities.

Don't miss your chance—book your private showing today!

Built in 1973

Essential Information

MLS® #	A2260448
Price	\$785,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,357
Acres	0.15
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	208 Cedarille Green Sw
Subdivision	Cedarbrae
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2W 2H4

Amenities

Parking	Off Street, See Remarks
---------	-------------------------

Interior

Interior Features	Breakfast Bar, Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Induction Cooktop, Oven, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	20
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.