

# \$769,000 - 208 Cedarille Green Sw, Calgary

MLS® #A2260448

**\$769,000**

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	\$769,000
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
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### **Interior**

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

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

Date Listed	September 26th, 2025
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Days on Market	22
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Zoning	R-CG
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### **Listing Details**

Listing Office	CIR Realty
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