

\$744,000 - 363 Cedarille Crescent Sw, Calgary

MLS® #A2256889

\$744,000

3 Bedroom, 4.00 Bathroom, 1,163 sqft
Residential on 0.23 Acres

Cedarbrae, Calgary, Alberta

*** \$25,000 Price Reduction *** Welcome to 363 Cedarille Crescent in the popular community of Cedarbrae! ** This tasteful 3-level split has over 1,700 sq. ft. of living space and sits on a gorgeous pie-shaped lot. The main floor is bright and open with a cozy gas fireplace in the living room, a dining area for family dinners, and a fresh white kitchen with a handy breakfast bar. Upstairs offers 2 Primary suites each with their own ensuites in addition to a full bathroom. Downstairs, youâ€™ll find a great recreation/family room, a third bedroom, and another bathroomâ€”perfect for guests or teens. The backyard is the real showstopper! Beautifully landscaped, private, and low maintenance with plenty of room to relax on the deck or gather around the firepit. Wonderful sunny south facing garden area for all of those with green thumbs! Ample space to park the RV on this lot in addition to the Oversized Double detached garage. Close to schools, shopping and major transportation routes. This one checks all the boxes! Book your showing today!

Built in 1974

Essential Information

MLS® #	A2256889
Price	\$744,000
Bedrooms	3



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,163
Acres	0.23
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	363 Cedarille Crescent Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2H5

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped,

	Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	30
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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