

\$665,000 - 3112 107 Avenue Sw, Calgary

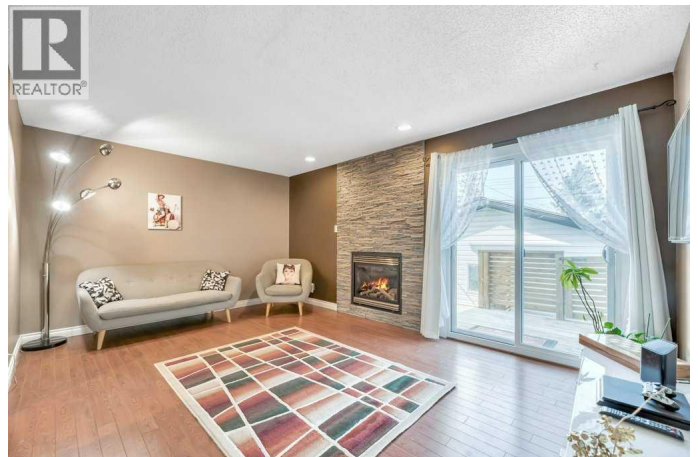
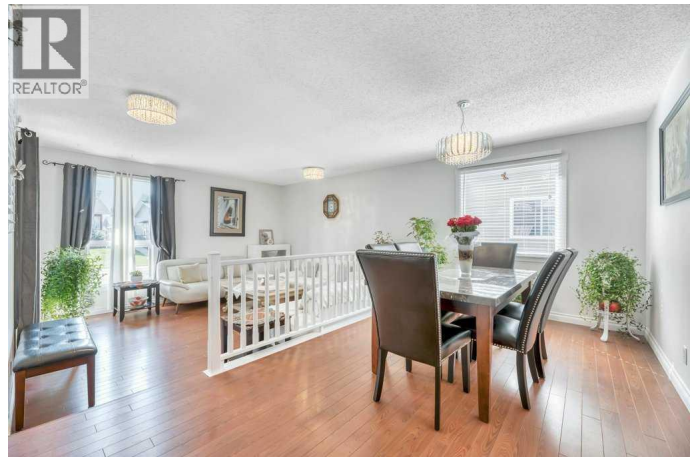
MLS® #A2252485

\$665,000

5 Bedroom, 3.00 Bathroom, 1,758 sqft
Single Family on 0.12 Acres

Cedarbrae, Calgary, Alberta

This well-maintained, FAMILY-READY home is on a quiet street and steps from green spaces. UPGRADES include vinyl windows, metal roofing, a 5-piece ensuite, on-demand water heater, and an oversized double garage plus front driveway and rear RV parking. This home is BRIGHT, OPEN, and INVITING throughout, with space for all ages. Right from the big foyer and front living room with warm natural light, you will know this is the home for your family. The main floor features 2 family spaces, a central kitchen, large dining room and a bedroom suited for older family members. The cozy family room with gas fireplace flows straight onto the private rear deck great for bar-b-ques. There is also a bathroom and main floor laundry to complete the functionality. The upper level has 3 bedrooms large enough for queen beds, and a spacious main bathroom. The primary bedroom is off to one side and complete with an Ikea wardrobe and a practical 5-piece ensuite. On to the basement—there is a huge, 30-foot-long recreation room, the 5th bedroom, and a large storage/flex space with built-in shelving. The tucked-away utility room has even more storage space or a potential future bathroom/laundry room. This BIG LOT is suited for all your needs. Starting with the peaceful sun-drenched front deck, the outdoor space flows to front and back lawns, a side yard great for a dog run, and fenced-in RV parking space that can easily be changed to a garden or play space. The OVERSIZED



GARAGE with easy alley access. This is a low-traffic street with direct access to schools, sport fields, the community center, and other amenities. Walking distance are more schools, shopping, Rapid Transit Bus stops, Southland Recreation Centre, and South Glenmore Park. Just a little further major shopping, C-Train, and main roads with quick access to downtown and a getaway to the mountains. Come see this functional home and peaceful location and take advantage of the value in the lifestyle it offers. (id:6289)

Built in 1976

Essential Information

Listing #	A2252485
Price	\$665,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	1,758
Acres	0.12
Year Built	1976
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3112 107 Avenue Sw
Subdivision	Cedarbrae
City	Calgary
Province	Alberta
Postal Code	T2W2X5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window, Closet Organizers
Parking Spaces	4
Parking	Detached Garage, Parking Pad, RV
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener, Water Heater - Tankless
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding, Wood siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX First



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