

\$849,000 - 2003 117 Avenue Sw, Calgary

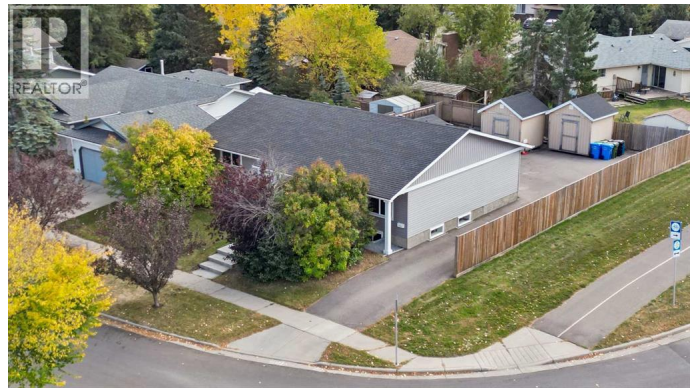
MLS® #A2262740

\$849,000

5 Bedroom, 3.00 Bathroom, 1,583 sqft
Single Family on 0.16 Acres

Woodlands, Calgary, Alberta

Discover this fully renovated, custom bungalow with a legal suite nestled in the mature, family-friendly community of Woodlands (SW Calgary). Boasting over 3,000 sq. ft. of total living space, this home offers 5 bedrooms, 3 full bathrooms, and sits proudly on an oversized 68-ft-wide corner lot (7,100 + sq. ft.) with a sun-soaked south backyard and extended driveway. Step inside to find a bright, open-concept layout designed for modern living. The spacious living room flows effortlessly into the show-stopping chef's kitchen, featuring an 8-ft island, stainless-steel built-in appliances, custom cabinetry, quartz countertops, designer backsplash, and elegant lighting. A large dining area easily accommodates gatherings for 8-10 guests. Down the hall, you'll find three spacious bedrooms, including a serene primary retreat complete with a luxury ensuite boasting dual sinks and a fully tiled glass shower. The two secondary bedrooms share a beautifully upgraded full bath. Every detail of this renovation has been meticulously executed with quality materials and craftsmanship—including a newer roof, siding, Plygem windows and doors, updated electrical (including panel), ABS + PEX plumbing, two high-efficiency furnaces with independent thermostats, a 75-gallon HWT, R-40 insulation, pot lights, modern flooring (LVP, tile, carpet), fresh paint, and knock-down ceilings. The exterior upgrades include new concrete work, an extended paved driveway



for 4+ vehicles or RV parking, and over \$10K in landscaping. The legal suite (over 1,400 sq. ft.) is bright, spacious, and designed with functionality in mind – offering a large living area, full kitchen with pantry, two generous bedrooms, and a beautifully updated bathroom. Whether you’re looking for a mortgage helper, rental investment, or Airbnb opportunity, this legal suite delivers flexibility and strong income potential. Enjoy summer days in your sun-filled south backyard, complete with a pressure-treated deck, two large storage sheds, and a fully fenced yard. Located within walking distance to Woodlands School, and just minutes from Fish Creek Park, South Glenmore Park, Southland Leisure Centre, Costco, Southcentre Mall, Anderson LRT, and quick routes to major highways – this home combines the peace of a mature neighbourhood with unbeatable convenience. A rare turnkey home offering timeless style, income potential, and everyday comfort. (id:6289)

Built in 1977

Essential Information

Listing #	A2262740
Price	\$849,000
Bedrooms	5
Bathrooms	3.00
Square Footage	1,583
Acres	0.16
Year Built	1977
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2003 117 Avenue Sw
Subdivision	Woodlands

City	Calgary
Province	Alberta
Postal Code	T2W2Y7

Amenities

Amenities	Golf Course, Playground, Schools, Shopping
Parking Spaces	4
Parking	Parking Pad, RV

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 10:16am PDT