

# \$700,000 - 1915 107 Avenue Sw, Calgary

MLS® #A2089284

**\$700,000**

4 Bedroom, 3.00 Bathroom, 1,956 sqft

Residential on 0.19 Acres

Braeside, Calgary, Alberta

Welcome Home! Your next home has a winning combination with a spacious layout on a premium location situated across from a treed park on a highly desirable lot + 4 bedrooms on the upper level + impressive parking with two large double car garages + premium stucco and brick exterior construction + exceptional upgrades = a rare gem! You will enjoy living in this well maintained and designed 4-level split home with a seamless flow in the layout. Extensive upgrades include the architectural asphalt shingle roof (2020), Lennox furnace (2015), hot water tank (2015), central air conditioner (2015), window, door and decora electrical switch updates. Four indoor parking garage spaces await you. An amazing setup with two separate garages; your attached double garage is insulated and drywalled and your detached double garage is insulated, drywalled and heated with a children's play fort above and a workbench with cupboards. Additionally, this massive lot has room for parking an RV or boat. You will enjoy the serenity and peacefulness of this fully landscaped yard featuring beautiful gardens. Time for a tour of the home. Your upper level is well designed with 4 bedrooms including a spacious primary bedroom which has a three piece ensuite and walk-in closet. Three other bedrooms on this level are well situated with an additional 4-piece bath and linen closet. Your bright main level has premium oak hardwood flooring, a dining room area



combined with a spacious living room with natural oak hardwood floors, access to the large upper laminated deck and a kitchen with a gas stove, filtered water system, garburator and banquette eating area. Your third level is great for entertaining friends and family with a large built-in wet bar, natural gas fireplace surrounded by brick, two built-in bookcases and oak wood paneling. Also, this level has a laundry area with a washer and gas dryer, storage area and a powder room with a venetianÂ marble countertop and access to the lower patio. The lower level has an upgraded mechanical room, storage room, living and kids play area and under stair storage. Your mechanical room also has a water softener, central vacuum system, second fridge and deep freeze. Your fully landscaped yard features beautiful gardens, concrete pathways, a gas fire pit, gas lantern, mature trees, a garden shed and planters. An excellent location with close proximity to local schools, the Braeside Centre strip mall which includes Shopper Drug Mart, Second Cup and Dairy Queen, the Braeside Community Association Centre, parks and the amazing Southland Leisure Centre featuring a spectacular waterpark, wave pool, water slides, swimming, skating, gymnasium and racquet sport courts. Call today for your opportunity to make this impressive home your own!

Built in 1972

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2089284  |
| Price      | \$700,000 |
| Sold Price | \$675,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |

|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,956         |
| Acres          | 0.19          |
| Year Built     | 1972          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1915 107 Avenue Sw |
| Subdivision | Braeside           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2W 1V7            |

### Amenities

|                |                                                                                                                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 7                                                                                                                                                                                                                                       |
| Parking        | Additional Parking, Alley Access, Double Garage Attached, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Garage Faces Rear, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Storage                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Trash Compactor, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                             |
| Fireplaces        | Gas                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                                                                |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting, Private Yard, Storage |
| Lot Description   | City Lot                        |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Stucco                   |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 3rd, 2023  |
| Date Sold      | November 27th, 2023 |
| Days on Market | 24                  |
| Zoning         | R-C1                |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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