

\$799,900 - 2003 117 Avenue Sw, Calgary

MLS® #A2109417

\$799,900

5 Bedroom, 3.00 Bathroom, 1,615 sqft
Residential on 0.16 Acres

Woodlands, Calgary, Alberta

****Watch the video**** Golden opportunity for all home buyers and investors!! Custom fully renovated gorgeous bungalow with a LEGAL Suite nestled in the mature community of Woodlands in SW Calgary. Welcome to 2003 117 Avenue SW offering over 3000 SQFT LIVING SPACE | 5 BEDROOMS | 3 FULL BATHROOMS | 2 BEDROOMS LEGAL REGISTERED SECONDARY SUITE | FULLY RENOVATED IN & OUT | OVERSIZED 68 FEET WIDE & 7100+SQFT CORNER LOT | SOUTH BACKYARD | EXTENDED DRIVEWAY. Starting upstairs, you'll be amazed by the spacious and highly functional layout. The main level features a generously sized living room, perfect for both everyday living and entertaining guests. The stunning kitchen is a chef's dream including an 8 feet kitchen island, stainless steel built-in appliances, chimney hood fan, gorgeous cabinets, elegant backsplash, and stylish lighting fixtures. Adjacent to the kitchen is the dining area which can easily fit an 8-10-seater. 3 spacious bedrooms including the master bedroom with its luxurious ensuite including a glass standing shower with tile surround and dual sinks. The other 2 bedrooms are very spacious with a shared newer bathroom with extra drawers and a shower tub. Some of the many notable UPGRADES include ALL NEWER: roof, siding, Plygem windows & doors, flooring, all electrical down including panel, plumbing throughout - ABS & PEX, 2 HE Furnaces (one



for each floor with separate thermostats), 75-gallon HWT, added R40 blow-in insulation to ceiling area, flooring (carpet, vinyl, & tile), renovated bathrooms, pot lights, cabinets & countertops, appliances, two sets of washer & dryer, baseboards/trim, knock down ceilings, completely dry walled, fire taped & fire caulked mechanical room, pressure treated deck & fence, concrete work outside and paved extended driveway with parking pad to easily fit 4 cars or for RV PARKING. Plus, over \$10k in NEW landscaping. Making your way down is a fully developed LEGAL BASEMENT SUITE (great mortgage helper - OVER 1400 SQFT) where you'll find a bright and open layout comprising a sizable living area with 3 windows, a storage space, a very well laid out kitchen with plenty of cabinet space and a pantry, 2 bright spacious bedrooms, and a shared upgraded bathroom completes this level! Enjoy your summers in your sunshine filled south backyard which also includes 2 large storage sheds! EXCELLENT LOCATION with just a short walk to the Woodlands School, and minutes away from highly rated parks (Fish Creek & South Glenmore), walking trails, Southland Leisure Centre, Heritage Park, golf course, new Costco, Southcentre Mall, Anderson LRT station for easy commute, and quick access to highways, mountains & what not. EXCEPTIONAL OPPORTUNITY for all home buyers and investors. This home offers the potential for lucrative RENTAL or AIRBNB income, making it an excellent investment opportunity! Shows 10/10 and listed at a stellar price! Pack your bags & move.

Built in 1977

Essential Information

MLS® #	A2109417
Price	\$799,900

Sold Price	\$787,590
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,615
Acres	0.16
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2003 117 Avenue Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2Y7

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Driveway, Parkade, Parking Pad, RV Access/Parking

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Storage
Lot Description	Corner Lot, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 13th, 2024
Days on Market	20
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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