

\$510,000 - 3103 107 Avenue Sw, Calgary

MLS® #A2118681

\$510,000

3 Bedroom, 3.00 Bathroom, 1,622 sqft

Residential on 0.14 Acres

Cedarbrae, Calgary, Alberta

This home has over 1,600 sqft above grade with the potential to re-develop another 900 sqft in the lower level. Although the property requires updating and renovating, there have been many substantial mechanical and exterior upgrades: newer shingles & siding (approx 2019), HE furnace, hot water on demand and most PVC windows. Main floor is nicely laid out with a small office/den at the entry, bright Country-style kitchen with spacious eating area, family room with garden doors to the sunny, south exposure lot, main floor laundry and 1/2 bath. The upper level has 3 bedrooms and a 4 piece bathroom. The lower level has some older development with 3 piece bath, but needs renovating. Large corner lot that can accommodate a double garage. Utility right of way runs down the entire east side of the property. RPR with compliance and encroachment agreement in supplements. Excellent location in the heart of Cedarbrae on a quiet street. Walking distance to elementary school, community centre, parks & transit, minutes to Southland Leisure Centre, shops, restaurants and Stoney Trail with the new Costco & shops. Excellent opportunity to renovate and upgrade to your liking. Sorry, no interior photos available. Property is being sold AS IS, WHERE IS. Showing and offer presentation details in Agent Remarks.

Built in 1976

Essential Information



MLS® #	A2118681
Price	\$510,000
Sold Price	\$530,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,622
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	3103 107 Avenue Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2X5

Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad

Interior

Interior Features	Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 1st, 2024
Date Sold	April 3rd, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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