

\$590,000 - 1315 107 Avenue Sw, Calgary

MLS® #A2141647

\$590,000

4 Bedroom, 3.00 Bathroom, 1,096 sqft

Residential on 0.12 Acres

Southwood, Calgary, Alberta

Over 2,100 sqft total area. Unmissable opportunity in the vibrant and growing neighborhood of West Southwood! This original 1,095.6 sq ft bungalow is immaculately maintained and features 3 spacious bedrooms, including a king-sized master with double closets and an ensuite, and a total of 2.5 bathrooms. The sunny "œL-shaped living/dining area and country kitchen offer ample cupboard and countertop space with huge potential for creating an open concept living area. The fully finished basement includes a family room, bar area, and laundry room, with the potential to convert into 2 additional bedrooms. Car lovers will appreciate the attached garage with an extra-long driveway, while the sunny south-facing backyard with a deck is perfect for summer fun. Upgraded features include newer shingles (2018), most triple-pane windows, a walk-in shower, newer furnace (2019), hot water tank (2019), a new shed, fence, and a new basement washroom in (2024). The electrical panel (original, 1964) and plumbing (copper, original, 1964) are also noteworthy details. Situated on a quiet, family-friendly street, this property is close to parks, playgrounds, schools, and recreational facilities with quick access to downtown, Deerfoot Trail, Macleod Trail, Elbow Drive, Anderson Road, the new Ring Road, South Centre Mall, Anderson LRT Station, and Fish Creek Park. This bungalow offers great potential for customization, including the possibility of creating a separate



entrance from the main floor to the basement.
Please note that the development of a secondary suite would be subject to approval and permitting by the city/municipality.
Don't miss out on this fantastic opportunity to invest in a prime location with immense potential for future development! Contact us today to schedule a viewing and explore the endless possibilities this property has to offer!

Built in 1964

Essential Information

MLS® #	A2141647
Price	\$590,000
Sold Price	\$572,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,096
Acres	0.12
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1315 107 Avenue Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0C1

Amenities

Parking Spaces	5
Parking	Driveway, Single Garage Attached

Interior

Interior Features	Bar, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	July 19th, 2024
Days on Market	35
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Homecare Realty Ltd.
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