

\$665,000 - 1612 110 Avenue Sw, Calgary

MLS® #A2155408

\$665,000

4 Bedroom, 3.00 Bathroom, 1,254 sqft

Residential on 0.13 Acres

Braeside, Calgary, Alberta

Open House Sat August 10th (2-4pm). Nestled in the inviting community of Braeside, this family home boasts stunning curb appeal with urban rubber walks along the front and sides, a freshly repainted exterior, and GLO Lights adorning both the house and garage. A new west fence enhances the property's appeal. 3 bedrooms upstairs, including a master suite with a 2-piece ensuite and walk-in closet, plus 1 additional bedroom downstairs. Enjoy a large family and dining space perfect for entertaining. The gorgeous renovated kitchen features ample storage, stainless steel appliances, granite countertops, and a gas range. The main bath has been remodeled to include a new shower, replacing the tub. The basement was renovated 5 years ago and includes new carpet, a new kitchen, and fresh paint. It offers potential for an illegal suite with a separate entrance. A large bar/kitchen area with a moveable island, soft-close cabinetry, and a moveable dishwasher. The basement also has a spacious laundry/storage room. Numerous Upgrades: Main level windows replaced in 2023, lower level windows in 2022, and honeycomb window coverings throughout. Insulation top-up to R-50 and a replaced back door with a phantom screen. Updated lighting, a fridge that's 2 years old, a microwave that's 4 years old, a hot water tank that's 12 years old, a water softener that's 5 years old, and a new furnace installed in 2023. The picturesque backyard is ideal for outdoor entertaining, featuring new



topsoil and sod, an outdoor kitchen, a pergola for lounging, and a shed for extra storage. Enjoy warm summer nights around the firepit, with gas lines extending to both the patio and garage. Dream oversized garage measuring 21'6" x 22'9" and a paved back lane. Prime location just 2 minutes to transit and 9 minutes to the LRT. Proximity to fantastic community schools: Braeside School, Harold Panabaker School, and Dr. E. P. Scarlett High School. Close to shopping and amenities. You won't want to miss this beautiful family home in Braeside, offering a perfect blend of charm, modern amenities, in a fantastic location.

Built in 1967

Essential Information

MLS® #	A2155408
Price	\$665,000
Sold Price	\$725,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.13
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1612 110 Avenue Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0E1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters, No Smoking Home, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Portable Dishwasher, Range Hood, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Barbecue, Fire Pit, Lighting, Outdoor Kitchen
Lot Description	Back Lane, Back Yard, Gazebo, Front Yard, Lawn, Landscaped, Level, Paved, Private, Rectangular Lot
Roof	Asphalt
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2024
Date Sold	August 8th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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