

\$715,000 - 1315 105 Avenue Sw, Calgary

MLS® #A2167091

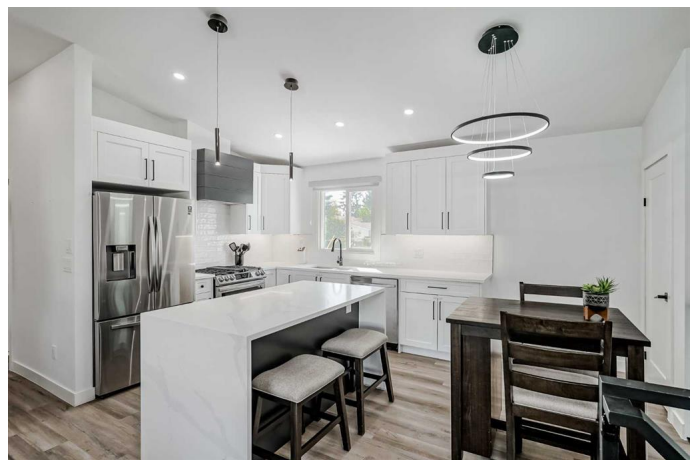
\$715,000

4 Bedroom, 3.00 Bathroom, 1,026 sqft

Residential on 0.14 Acres

Southwood, Calgary, Alberta

OPEN HOUSE - Saturday September 28 (2-4pm). Beautifully renovated home nestled on a quiet street in the desirable Southwood community. The updated residence offers over 2,000 square feet of modern living space on one of the largest lots in the area, combining luxury, comfort, and convenience. The home has been completely reimaged with an open-concept layout, highlighted by soaring vaulted ceilings that create an expansive and airy living space. With 4 bedrooms and 3 full bathrooms, this property is designed for both style and function. The main floor includes a luxurious master suite with a stylish ensuite bathroom, alongside an additional bedroom and full bathroom. The fully finished basement offers two more bedrooms with new egress windows and upgraded cedar wood window wells, as well as a full bathroom. The kitchen is a standout, equipped with shaker-style cabinetry, a stunning waterfall island, top-of-the-line appliances, under-cabinet lighting, and a generous pantry. It opens up to a bright and inviting living area, perfect for entertaining and everyday living. The home features luxury vinyl plank flooring throughout the main level, with a basement that includes a spacious recreation room, a wet bar, and sleek glass railings that enhance the overall modern aesthetic. A newly installed high-efficiency furnace and water tank ensure the home is as practical as it is beautiful. The exterior has been thoughtfully updated with a new porch extension, Hardie Board and Smart Board



siding at the front, and fresh stucco on the sides and back. The expansive backyard is fully fenced and includes a newly paved concrete patio, ideal for outdoor entertaining. The oversized double detached garage offers ample space for two vehicles and additional storage, making it both functional and convenient.

Built in 1962

Essential Information

MLS® #	A2167091
Price	\$715,000
Sold Price	\$700,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,026
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1315 105 Avenue Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0B5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar, Recessed Lighting, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Private Entrance, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	October 5th, 2024
Days on Market	16
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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