

## 608 104 Avenue, Calgary T2W 0A3

MLS®#:	A2146763	Area:	Southwood	Listing Date:	07/04/24	List Price: <b>\$699,900</b>
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



eneral Information	<u>l</u>			DOM				
rop Type:	Residential			74				
ub Type:	Detached			Layout				
ity/Town:	Calgary	Finished Floor Ar	ea	Beds:	4 (3 1 )			
ear Built:	1964	Abv Sqft:	1,087	Baths:	2.0 (2 0)			
ot Information		Low Sqft:		Style:	Bungalow			
ot Sz Ar:	5,564 sqft	Ttl Sqft:	1,087	-	-			
ot Shape:	· ·	·		<b>D</b>				
				Parking				
				Ttl Park:	2			
				Garage Sz:	2			
ccess:								
ot Feat:	Rectangular Lot							
ark Feat:	Double Garage Detached							
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Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Tar/Gravel Forced Air None			Construction: Brick,Wood Frame Flooring: Carpet,Ceramic Tile,Hardwood Water Source: Fnd/Bsmt: Poured Concrete		
Kitchen Appl: Int Feat:		Garage Control(s),Washer/D Vaulted Ceiling(s)	ryer Stacked,Window Coverings			
Utilities:		,				
			Room	n Information		
Room		Level	Dimensions	<u>Room</u>	Level	Dimensions
4pc Bathroom		Main	5`7" x 8`3"	Bedroom	Main	9`2" x 14`1"
Bedroom		Main	9`1" x 10`5"	Bedroom - Primary	Main	9`10" x 14`1"
Dining Room		Main	14`11" x 9`3"	Kitchen	Main	8`7" x 18`0"
Living Room		Main	14`11" x 10`1"	4pc Bathroom	Basement	5`0" x 8`0"
Bedroom		Basement	18`7" x 8`7"	Kitchen	Basement	10`5" x 9`3"
Laundry		Basement	6`4" x 10`1"	Game Room	Basement	21`4" x 18`8"
Furnace/Utility	/ Room	Basement	7`9" x 7`10"			

	Legal/Tax/Financial				
Title: Fee Simple	Zoning: R-C1				
Legal Desc:	946JK Remarks				
Pub Rmks: Inclusions: Property Listed By:	Wow, what a stunner! Fabulous location in the ever-popular community of Southwood. Quiet street within walking distance to the Southland LRT station, schools, shopping & parks. This fully updated home has had a major makeover up and down in 2014 including the addition of a legal basement suite with separate entrance. Upstairs you'll enjoy gleaming hardwood floors, open beam ceilings in the living & dining rooms, modern Maple kitchen with loads of cabinets, pull out drawers & a generous amount of countertops. 3 good sized bedrooms plus a beautiful modern bathroom featuring a deep soaker tub with glass shower walls & low maintenance tile. Windows, doors, trim all updated. The legal basement suite has a side entrance into a shared landing and laundry room. The legal suite is spacious & bright with newer enlarged windows. Gleaming white kitchen with full appliance package & sit up breakfast bar is open to the spacious living room. Warm up to the cozy gas fireplace! Large bedroom with enlarged window & ample closet space. Modern bathroom has tub & shower & vanity sink. The mechanical room houses the updated high efficient furnace & hot water tank. Sprinkler added for fire protection. Low maintenance exterior thanks to the brick construction over the entire home! Huge yard enjoys lots of grassy areas to play, a low maintenance concrete patio, RV parking & an oversized double garage. This is the perfect home to add to your rental property portfolio or buy to live in & supplement your mortgage payment with the legal basement suite revenue. 2x Refrigerator, 2x Stove - Electric, 2x Dishwasher, 2x Hoodfan RE/MAX Realty Professionals				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123