



THE
A-TEAM

**RE/MAX
FIRST**

615 101 Avenue, Calgary T2W 0A2

MLS®#: **A2156545**

Area: **Southwood**

Listing Date: **08/09/24**

List Price: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1964**

Lot Information

Lot Sz Ar: **5,500 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,101**
Low Sqft:
Ttl Sqft: **1,101**

DOM

40
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Lawn,Landscaped,Street Lighting**
Park Feat: **Double Garage Detached,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete,Stucco**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	14`0" x 9`0"	Bedroom	Main	9`6" x 10`5"
Bedroom - Primary	Main	9`11" x 14`9"	Living Room	Main	18`7" x 10`0"
Kitchen With Eating Area	Main	16`4" x 11`10"	Dining Room	Main	9`2" x 9`4"
Family Room	Basement	14`5" x 21`8"	Bedroom	Basement	11`6" x 14`4"
3pc Bathroom	Basement	8`11" x 9`2"	4pc Bathroom	Main	9`0" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

573JK

Zoning:
R-C1

Remarks

Pub Rmks: **OPEN HOUSE - Saturday Aug 24th - 12:00 - 3:00 pm Welcome to 615 101 Ave and this FULLY RENOVATED 4 bedroom bungalow here in Southwood. This renovation was completed with METICULOUS care and detail using the highest QUALITY materials. No detail was over looked. The list of upgrades completed is too long, but here are some HIGHLIGHTS. NEW exterior paint, ALL NEW PLUMBING (top to bottom), NEW hot water heater, NEW electrical panel, ALL NEW Lighting (plugs, switches, devices) NEW WINDOWS, BRAND NEW KITCHEN including NEW quartz countertops, cabinets, flooring and APPLIANCES. 2 brand NEW custom bathrooms both with IN FLOOR HEATING, completely re-done and gorgeous. All new BASEMENT framing with updated insulation and a HUGE bedroom. This OPEN CONCEPT home is perfect for entertaining with the living room opening into the AMAZING new kitchen and 3 bedrooms upstairs, a LARGE rec room downstairs next to your 4th bedroom. The SOUTH facing yard will bring in a TON of sunlight and is just steps away from Calgary's amazing C-Train. Book your showing today.**

Inclusions: **N/A**
Property Listed By: **Grassroots Realty Group**

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