



THE
A-TEAM

**RE/MAX
FIRST**

608 104 Avenue, Calgary T2W 0A3

MLS®#: **A2170021**

Area: **Southwood**

Listing **10/02/24**

List Price: **\$674,900**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$15k, 06-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,087**

Low Sqft:

Ttl Sqft: **1,087**

Lot Information

Lot Sz Ar: **5,564 sqft**

Lot Shape:

DOM

51

Layout

Beds: **4 (3 1)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Brick,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Garage Control(s),Washer/Dryer Stacked,Window Coverings**

Int Feat: **Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`7" x 8`3"
Bedroom	Main	9`1" x 10`5"
Dining Room	Main	14`11" x 9`3"
Living Room	Main	14`11" x 10`1"
Bedroom	Basement	18`7" x 8`7"
Laundry	Basement	6`4" x 10`1"
Furnace/Utility Room	Basement	7`9" x 7`10"

Room	Level	Dimensions
Bedroom	Main	9`2" x 14`1"
Bedroom - Primary	Main	9`10" x 14`1"
Kitchen	Main	8`7" x 18`0"
4pc Bathroom	Basement	5`0" x 8`0"
Kitchen	Basement	10`5" x 9`3"
Game Room	Basement	21`4" x 18`8"

Title:
Fee Simple
 Legal Desc:

946JK

Zoning:
R-C1

Remarks

Pub Rmks: **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! New garage shingles and a recent inspection of the house roof gives it a clean bill of health! Huge yard enjoys lots of grassy areas to play, mature apple tree, 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.**

Inclusions:
 Property Listed By: **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











