



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3224 108 Avenue, Calgary T2W 3H1**

MLS®#: **A2175364**

Area: **Cedarbrae**

Listing Date: **10/24/24**

List Price: **\$725,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1977**

Lot Information

Lot Sz Ar: **4,445 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**  
Park Feat: **Alley Access,Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,019**

Low Sqft:

Ttl Sqft: **1,019**

DOM

**5**

Layout

Beds: **3 (2 1 )**

Baths: **3.0 (3 0)**

Style: **3 Level Split**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Metal**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Brick,Vinyl Siding**  
Flooring: **Carpet,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer**  
Int Feat: **Ceiling Fan(s),High Ceilings,See Remarks,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>4`8" x 8`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 7`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`5" x 14`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`6" x 7`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`6" x 10`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`6" x 10`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`7" x 10`0"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>9`3" x 4`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`6" x 11`11"</b>	<b>Game Room</b>	<b>Basement</b>	<b>25`11" x 13`8"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`8" x 9`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7711048**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**This extensively renovated bi-level home in Cedarbrae has been transformed with high-end finishes and thoughtful upgrades throughout. The open-concept main floor features sleek quartz countertops and a fresh, neutral color palette, making the space feel bright and modern. The exterior shines with a brand-new side deck and refinished decorative concrete, adding both style and function. The walk-up basement provides flexibility for extra living space or a rental suite. Nearby amenities include top-rated schools like Cedarbrae School, Louis Riel School, and William Roper Hull School, all within minutes from the property. For daily convenience, you're just a short drive to Calgary Co-op, Safeway, and popular cafés like Social Grounds. Outdoor enthusiasts will love being close to Oakmoor Park and Brook's Park, perfect for weekend activities. Transit is easily accessible, with a bus stop just steps away, and Southland LRT station is a quick drive, connecting you to the rest of the city.**

Inclusions:  
Property Listed By:

**None**  
**eXp Realty**

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









