



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1731 111 Avenue, Calgary T2W 1R6**

MLS®#: **A2189467**

Area: **Braeside**

Listing Date: **01/22/25**

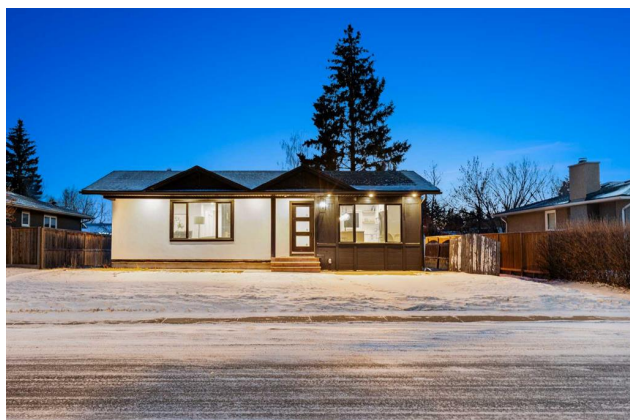
List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1972**

Lot Information

Lot Sz Ar: **6,609 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,470**  
Low Sqft:  
Ttl Sqft: **1,470**

DOM

**10**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Paved,Rectangular Lot**  
Park Feat: **Additional Parking,Concrete Driveway,Double Garage Detached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Electric,Fireplace(s),Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Concrete,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Oven-Built-In,Refrigerator,Washer**  
Int Feat: **Bar,Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`5" x 17`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 21`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`6" x 9`11"</b>
<b>Family Room</b>	<b>Basement</b>	<b>13`5" x 13`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`3" x 12`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 17`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`6" x 13`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 12`1"</b>
<b>Dining Room</b>	<b>Basement</b>	<b>12`5" x 12`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`10" x 12`5"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**8207JK**

Remarks

Pub Rmks: **Welcome to this stunning, extensively renovated 1470 sqft bungalow in the sought-after SW community of Braeside. Completely transformed from the studs, this home boasts high-end upgrades throughout, including a stucco exterior, new roof, fascia, eaves, concrete patio, and windows. As you enter, you'll immediately notice the quality craftsmanship, with beautiful engineered hardwood flooring flowing throughout the main floor and stylish tile in the bathrooms. The gourmet kitchen features dual-tone cabinetry, built-in stainless steel appliances, and floating shelves, while the living room offers a cozy electric fireplace and more floating shelves. The main floor includes three spacious bedrooms, with the master suite offering a luxurious 5-piece ensuite bath with a feature wall. A maple glass railing leads to the fully developed basement, which is perfect for entertaining with a family room, wet bar, two additional bedrooms, a full bath, and laundry. Other highlights include a new furnace and water tank, and the home sits on a 60-foot wide RCG lot. Ideally located near schools, playgrounds, and a hockey rink, this home offers the perfect blend of style, comfort, and convenience.**

Inclusions: **NONE**  
Property Listed By: **RE/MAX House of Real Estate**

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

