



GRASSROOTS
REALTY GROUP

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823 104 Avenue SW
Calgary, Alberta

MLS # A2229704



\$899,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,344 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Garden, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

**** Open House Sunday June 15 11am- 2pm**** Welcome to this stunning, fully renovated/reimagined bungalow in the heart of Southwood, offering over 2,200 sq ft of beautifully developed living space and thoughtful upgrades throughout. This home effortlessly blends function, comfort, and style in one of Calgary's most established neighbourhoods. Step into the vaulted ceiling open-concept main floor, where a spacious living room flows seamlessly into a designer kitchen featuring a large central island with extra storage, custom cabinetry, and premium finishes. The added mudroom off the rear garage entry is a standout feature—rare for the area—offering exceptional space for storage, organization, and everyday convenience. Upstairs, you'll find 2 spacious bedrooms, including a luxurious primary suite complete with a custom walk-in closet and a spa-inspired ensuite featuring a double vanity, a custom tiled shower, and a bespoke tile base. A convenient main floor laundry room enhances everyday living. The fully developed basement includes 2 more bedrooms, a large den perfect for a home office or gym, and a generous rec room—ideal for family movie nights or entertaining guests. Out back, enjoy your private, south-facing yard with a concrete patio green space and even an apple tree—perfect for summer evenings. The home backs directly onto a school, creating a peaceful setting with no neighbours behind. A double detached garage off the alley completes the package. Located within walking distance to the Southland LRT, shopping, parks, and schools, this home offers square footage and thoughtful upgrades rarely found in Southwood.