



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1403 107 Avenue SW
Calgary, Alberta

MLS # A2240533



\$649,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Soaking Tub, Vaulted Ceiling(s)		

Inclusions: N/A

An Urban Oasis in Southwood. Discover a beautifully updated bungalow in the established community of Southwood, offering over 1,800 sq ft of thoughtfully developed living space. The main level features warm hardwood floors and an open-concept living and dining room that flows into the tastefully updated kitchen, complete with sleek quartz countertops, crisp white cabinetry, and a suite of stainless steel appliances. Two main-floor bedrooms and a four-piece bath, along with a private primary bedroom with a three-piece ensuite and soaker tub, provide peaceful retreats. The versatile lower level includes a large recreation room, a third bedroom (ideal for a home office), a three-piece bath, and dedicated laundry and storage. Enjoy a sunny south-facing backyard with a newly installed covered pergola and a single detached garage. This home has been meticulously maintained, with key recent updates including a new sewer line (2021), a newer furnace, hot water tank, and new roof (2024). Located close to parks, schools, and shopping, with easy access to the downtown core, this is a home that offers comfort and convenience.