



GRASSROOTS
REALTY GROUP

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708 101 Avenue SW
Calgary, Alberta

MLS # A2252037



\$615,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,230 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Asphalt, Metal Siding , Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: N/A

Welcome to this beautifully updated 4-bedroom, 2-bathroom bungalow in the heart of Southwood! Offering 1,229 Sq.Ft of stylish living space above grade (2290 Sq.Ft total living space), this home blends comfort, functionality, and opportunity. Step inside to find luxury vinyl plank flooring, stainless steel appliances, and an open, sun-filled layout highlighted by a stunning bay window that floods the main floor with natural light. The fully renovated 5-piece bathroom upstairs adds a touch of luxury, while the thoughtfully designed 3 bedrooms up provide plenty of space for families or guests. A separate side entrance leads to the basement, which features a large 4th bedroom, a 3-piece bathroom, and plumbing rough-ins—perfect for creating a future legal/illegal secondary suite (subject to city approval). Investors, take note! One of the standout features of this home is the heated sunroom with a skylight—a cozy space to enjoy year-round, no matter the weather. Step outside to your choice of a spacious front deck or rear deck, perfect for morning coffee or evening BBQs. The large backyard offers plenty of room to entertain, garden, or let the kids and pets play, and there's already a single-car garage with space to build a double if desired. Commuting is a breeze with a 5-minute walk to the Southland LRT Station, and you're just minutes from Macleod Trail, Stoney Trail, and top-rated schools including Southwest Elementary, Harold Panabaker School, and Dr. E.P. Scarlett High School. Plus, enjoy being close to a variety of shopping, dining, and everyday amenities. This move-in-ready home offers the perfect blend of modern updates, prime location, and suite potential—book your private tour today. Contact your favorite Realtor today to book a showing before this one is gone!

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