



**623 104 Avenue SW  
Calgary, Alberta**

**MLS # A2293626**



**\$619,900**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,209 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

**\*\*OPEN HOUSE - Sunday, March 22 , 1-3pm\*\*** Welcome to this beautifully maintained bungalow in the established community of Southwood. Pride of ownership is evident throughout, as this home has been meticulously cared for by both the original and current owners. Step inside to discover a bright and inviting main floor featuring hardwood flooring throughout and a thoughtfully updated kitchen complete with modern finishes and newer stainless steel appliances. The functional layout offers three spacious bedrooms and a full bathroom making it perfect for families or those seeking comfortable single-level living. The fully finished basement expands your living space with a large recreation room—ideal for entertaining, relaxing, or creating a home theatre—along with a fourth bedroom and a newly updated three-piece bathroom. Car enthusiasts and those needing extra parking will appreciate the combination of a double detached garage along with a carport that accommodates two vehicles in a convenient tandem configuration. This home offers unbeatable convenience being just a five-minute walk to the LRT station and quick access to shopping, schools, amenities, and major routes making commuting and daily errands effortless. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready home combines timeless charm, modern updates, and an exceptional location. Don't miss your opportunity to own in one of Calgary's most accessible and established neighbourhoods.