



1423 107 Avenue SW  
Calgary, Alberta

MLS # A2294949



**\$695,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Central Vacuum, Pantry, See Remarks		

**Inclusions:** Second stove in basement, 2nd dishwasher in basement, 2 fridge in basement

Welcome to this impeccably maintained bungalow in Calgary's Southwood community—where timeless mid-century design meets thoughtful modern updates and truly exceptional outdoor living. Set on a prominent corner lot, this 1,100 sq ft home has been lovingly cared for by the same owner for over 40 years. The pride of ownership is undeniable, beginning with the extraordinary landscaping—lush, layered gardens, mature trees, and beautifully designed patio spaces that create a private, sun-soaked retreat in the south-facing backyard. Inside, the home offers a rare and intentional blend of preserved mid-century character and modern comfort. Rich wood ceilings, clean architectural lines, and statement design elements have been carefully maintained, while key updates—including the kitchen, flooring, and windows—enhance everyday living without compromising the home's original charm. The kitchen is both functional and striking, featuring a large island, updated cabinetry, quartz counters and a bold design aesthetic that connects seamlessly to the dining and living spaces—perfect for gathering and entertaining. The main floor features three bedrooms, including a primary suite with a 2-piece ensuite and a large picture window overlooking the backyard oasis—bringing the outdoors in. The fully developed basement expands your living space with a massive recreation room, a 3-piece bathroom, and a second full kitchen—ideal for canning, preserving, or hosting larger gatherings. Ample storage is found throughout. Additional updates include a furnace and central A/C (2015), offering year-round comfort. Located with convenient access to major routes, this home remains remarkably quiet and peaceful—both inside and in the garden—offering a unique balance

of accessibility and tranquility. A rare opportunity to own a home where design, care, and outdoor beauty come together in one of Calgary's established southwest communities.