



1424 109 Avenue SW
Calgary, Alberta

MLS # A2301663



\$619,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,055 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Oversized, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Irregular Lot, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Sauna, Storage, Vinyl Windows		

Inclusions: N/A

Open House Sunday, April 19; 12:00 - 2:00 Stress-free living starts here, with a long list of major updates already taken care of. A newer (2016) roof, brand new windows, a new furnace and hot water tank, plus updated sewer and water lines means the heavy lifting of homeownership has already been done, leaving you free to focus on making the space your own. Inside, natural light pours through large south-facing windows, reflecting beautifully off the original hardwood floors and creating a warm, inviting main living space. The updated kitchen offers a modern touch, while the adjoining eating area gives you clear sightlines to the backyard, perfect for keeping an eye on kids as they play. Step outside and enjoy a quiet, family-friendly cul-de-sac where kids can safely ride bikes, explore nearby parks, or play with neighbours. The pie-shaped lot provides a spacious backyard ideal for gatherings, while the oversized single garage keeps vehicles and gear organized. Upstairs, generous bedrooms are centered around a well-appointed 4-piece bathroom, with the option to easily convert to a 5-piece layout thanks to the already upgraded shower and toilet. Downstairs, unwind in your own private retreat featuring a cozy fireplace, a large rec room for family time or workouts, and even a sauna to support your health and wellness goals. All of this within walking distance to schools, off-leash parks, and local shopping. A well-cared-for home in Southwood where the big-ticket items are done, so you can simply move in and enjoy. Don't wait, call today for your private viewing!