



**608 104 Avenue SW  
Calgary, Alberta**

**MLS # A2146763**



**\$699,900**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	1964 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** 2x Refrigerator, 2x Stove - Electric, 2x Dishwasher, 2x Hoodfan

Wow, what a stunner! Fabulous location in the ever-popular community of Southwood. Quiet street within walking distance to the Southland LRT station, schools, shopping & parks. This fully updated home has had a major makeover up and down including a legal suite with separate entrance. Upstairs you'll enjoy gleaming hardwood floors, open beam ceilings in the living & dining rooms, modern Maple kitchen with loads of cabinets, pull out drawers & a generous amount of countertops. 3 good sized bedrooms plus a beautiful modern bathroom featuring a deep soaker tub with glass shower walls & low maintenance tile. Windows, doors, trim all updated. The legal basement suite has a side entrance into a shared landing and laundry room. The legal suite is spacious & bright with newer enlarged windows. Gleaming white kitchen with full appliance package & sit up breakfast bar is open to the spacious living room. Warm up to the cozy gas fireplace! Large bedroom with enlarged window & ample closet space. Modern bathroom has tub & shower & vanity sink. The mechanical room houses the updated high efficient furnace & hot water tank. Sprinkler added for fire protection. Low maintenance exterior thanks to the brick construction over the entire home! Huge yard enjoys lots of grassy areas to play, a low maintenance concrete patio, RV parking & an oversized double garage. This is the perfect home to add to your rental property portfolio or buy to live in & supplement your income with the legal basement suite revenue.