



**815 104 Avenue SW  
Calgary, Alberta**

**MLS # A2155005**



**\$945,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,125 sq.ft.	<b>Age:</b>	1963 (61 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Carport, Covered, Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** TV mounts main floor and basement

REMODELLED HOME WITH ALL CITY PERMITS | 2 BEDROOM LEGAL SUITE | HEATED & INSULATED GARAGE | NO NEIGHBOURS BEHIND | Welcome to this beautiful home in the mature community of Southwood. This home has gone through a full remodel with high-end renovations and no expenses spared! On the main floor, you are greeted with a custom bench/shoe rack with top row cabinets for storage. The living room is decorated with a masterpiece tile faced electric fireplace and floating shelves with storage cabinets on each side. The dining area is welcomed by a striking feature wall, creating a dramatic focal point perfect for hosting dinners and gatherings. The gourmet kitchen is a chef's delight, featuring top-of-the-line Stainless Steel appliances with a gas stove, custom cabinetry, sleek countertops and a centre island, perfect for both everyday meals and entertaining guests. This level has 3 generous sized bedrooms with each their own closets with custom-made organizers. The master bedroom has an eye-catching feature wall which compliments the engineered hardwood flooring. The master en-suite has a breathtaking vanity sink which isn't anything less than a showpiece and it also has a walk-in shower. The entire main floor is updated with high-end light fixtures and blessed with natural light. Adding to the home's appeal is a spacious, LEGAL two-bedroom basement suite—a rare find in Southwood. This versatile space is perfect for extended family, guests, or even as a rental opportunity, complete with its own entrance, parking, laundry amenity, corner office/study nook, mind blowing tile faced electric fireplace, and stylish finishes. The double oversized garage is perfect to park your vehicles and store all your tools. This home is nothing short of a brand new built home with all brand new roofing, windows, hardie board

siding, furnaces, on-demand water tank, and the list goes on! Located on a 5 minute walk to the Southland LRT station, and short distance to all your favourite stores like Walmart, Superstore, Canadian Tire, etc, this one is not to miss! To add onto the wonderful amenities, parents have the ultimate luxury to enrol their children in the powerschool Foundations for the Future Charter Academy (FFCA) SW Elementary Campus which is in your backyard! Enjoy the ultimate privacy with no neighbours at the rear, allowing you to relish peaceful moments on your private patio or in your meticulously landscaped garden. Book your private showing today and see firsthand what sets this Southwood gem apart!