

# \$624,000 - 1319 107 Avenue Sw, Calgary

MLS® #A2204626

**\$624,000**

5 Bedroom, 2.00 Bathroom, 1,235 sqft  
Residential on 0.12 Acres

Southwood, Calgary, Alberta

Lovely quiet location for this 4 bedroom up large bungalow and with 1 bedroom suite down with brand new appliances and NEW high efficiency furnace. There is all new vinyl flooring throughout the main floor with new carpet down, Freshly painted inside and out plus new lights and fixtures. The main floor bathroom is brand new, providing easy access to the 4 good sized main floor bedrooms. Kitchen now has new fridge, electric cooktop, dishwasher with white refreshed cabinetry. There is a lovely eating nook with view of the south fenced yard and long paved driveway or RV spot. There is ample room to build a good sized double garage. The lower level is self contained and has a large 1 bedroom plus family room and kitchenette, complete with refrigerator, full sized stove, hoodfan and sink. Shared laundry and mechanical room is just at the bottom of the stairs. Great location, walking distance to several schools, shopping and bus routes.

Built in 1962

## Essential Information

MLS® #	A2204626
Price	\$624,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,235



Acres	0.12
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1319 107 Avenue Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0C1

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad, RV Gated

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	26
Zoning	R-CG

**Listing Details**

Listing Office                      Real Estate Professionals Inc.

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