

# \$549,900 - 3124 107 Avenue Sw, Calgary

MLS® #A2210496

**\$549,900**

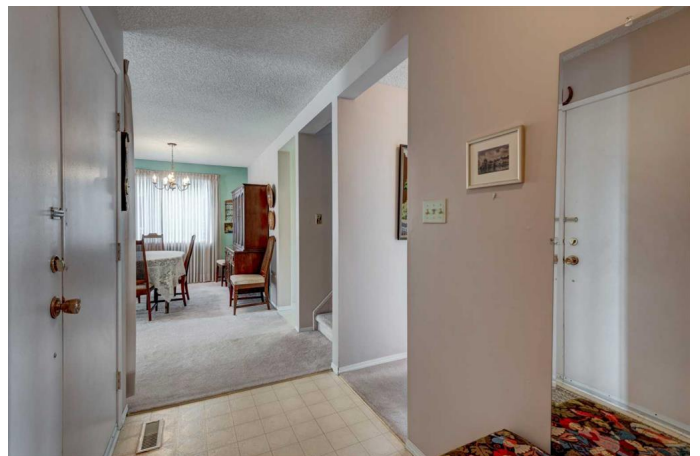
4 Bedroom, 3.00 Bathroom, 1,708 sqft

Residential on 0.12 Acres

Cedarbrae, Calgary, Alberta

Charming Family Home in the Heart of Cedarbrae!

Welcome to this spacious and well-maintained two-story detached home nestled on a quiet street in the desirable community of Cedarbrae. This home is offering over 1,700 sq. ft. of above-grade living space and classic character with plenty of room to grow. The main floor features a functional layout with a formal living room and dining room—ideal for entertaining—alongside a cozy family room with a wood-burning fireplace and gas lighter for those chilly Calgary evenings. The bright kitchen can be great again with a little updating. A convenient main-floor bedroom/office, two-piece bath, and laundry room add to the home's practical design. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-through closet and private 3-piece ensuite. A full 4-piece bathroom completes the upper level. The undeveloped basement presents endless potential, with a utility room that includes a utility sink, a large workbench, and ample space for storage or future development. Additional updates include wood siding and a nicely redone upper deck (2024)—perfect for summer relaxation or hosting guests. Located close to parks, schools, shopping, and transit, this home offers exceptional value and opportunity in a family-friendly neighborhood.



Built in 1976

## Essential Information

MLS® #	A2210496
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,708
Acres	0.12
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	3124 107 Avenue Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2X5

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Gas Starter
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 26th, 2025
Days on Market	2
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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