



1415 108 Avenue SW
Calgary, Alberta

MLS # A2303870



\$615,000

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|------------------|--------------------------------------|---------------|-------------------|
| Division: | Southwood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,050 sq.ft. | Age: | 1965 (61 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Alley Access, Double Garage Detached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Level | | |

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|--------------------|--|-------------------|------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Separate Entrance | | |

Inclusions: Range Hood Fan, Built in Dishwasher, playhouse in the back

Offered for the first time in more than 40 years, this bungalow has been loved and well-maintained. It sits on a 5,392 sq ft lot with a south-facing backyard that gets sun all day. There's a pergola-covered deck, a playhouse for the kids, and plenty of lawn for dogs to run around. Inside, the living room is warm and easy to settle into, with a wood-burning fireplace for the cold months. The kitchen was updated with new stainless appliances in 2022, and sliding doors open straight to the backyard, making summer dinners effortless. The main floor windows were replaced in 2012, which you'll notice on your heating bill. Three good-sized bedrooms and an updated 4-piece bath round out the main floor. If single-level living is the goal, you've got it. Downstairs, the finished basement gives you a big rec room, a flex space that works as an office or home gym, a fourth bedroom for guests, and another updated 3-piece bath. Other recent updates worth knowing about: house shingles (2011), garage shingles (2015), hot water tank (2023), and washer (2026), Leaf filter (2022) Southwood is an established, family-friendly pocket with quick access to 14th Street, so getting around the city is simple. Schools, parks, Southland Leisure Centre, Southcentre Mall, groceries, restaurants, and the LRT are all close by. Oversized double detached garage with new door springs (2025), plus an additional parking pad beside it that's perfect for a small RV. Mature street, genuinely cared-for home. Places like this don't come up often, especially not after 40 years.