



2604 106 Avenue SW  
Calgary, Alberta

MLS # A2304909



**\$589,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Cedarbrae  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,192 sq.ft.   | <b>Age:</b>   | 1973 (53 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Few Trees, Front Yard |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile, Vinyl Plank                           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                             | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters, No Smoking Home, Separate Entrance |                   |      |

**Inclusions:** N/A

A wonderful income-earning property sits on an enormous corner lot! Welcome to this recently renovated bungalow home, perfectly situated in the heart of the highly desirable community of Cedarbrae. Prime location, easy access to Southland Leisure Centre, Costco, Dog parks, South Glenmore Park, Oakmoor Park, local strip malls, and quick access to Stoney Trail. With over 2100 square feet of developed living space, this house boasts high standards of comfort and perfect functionality, highlighted by four bedrooms, three bathrooms, a living room, and a family room. Step inside, you will first be greeted by a spacious living room and dining area with a large south-facing window and a wood-burning fireplace. Further on the main floor, there are 2 large secondary bedrooms and a spacious primary bedroom with south-facing sliding doors leading to a huge deck. The basement is fully developed, and it hosts a large family room, an expansive bedroom, a 3-piece bathroom, and a functioning kitchen. The basement can be accessed from a door leading to the massive private backyard and an oversized double detached garage, which allows this house to be rented up and downstairs separately. Indeed, this property has always been steadily earning income. Recent renovation includes: vinyl plank flooring for 3 secondary bedrooms and the family room, and fresh paint for the whole house.