



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1523 110 Avenue SW
Calgary, Alberta

MLS # A2304946



\$659,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Attached Carport, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Separate Entrance		

Inclusions: fridge in basement

Welcome to this charming and versatile bungalow, perfectly situated in an amazing location on a quiet, tree-lined street. This well-maintained home offers exceptional value with a total of four bedrooms, including a 2-bedroom main floor one of which is an oversized primary with walk-in closet and a 2-bedroom illegal suited basement—ideal for extended family or added income potential. Step inside to discover a bright and inviting main level featuring newer windows that flood the home with natural light. The spacious, functional kitchen provides ample cabinetry and workspace, making it perfect for everyday living and entertaining alike. The open concept main living area lets you be part of the action at all times. Downstairs, the fully developed basement offers a separate living space with two bedrooms, a kitchen area, and a private entrance, giving flexibility for a variety of living arrangements. Outside, you’ll love the sunny south-facing backyard—perfect for gardening, relaxing, or hosting summer gatherings. The property also features a detached garage plus convenient back lane access. The front driveway has a carport and ample parking for 3 cars. Renos in the past 10 years include windows, furnace, and roof. Located in a highly desirable neighborhood close to amenities, schools, and transit, this home combines comfort, practicality, and opportunity in one outstanding package.