



612 101 Avenue SW
Calgary, Alberta

MLS # A2308420



\$649,000

Division:	Southwood		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,081 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, See Remarks, T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, See Remarks		

Inclusions: Heater in the garage

Beautifully well maintained and upgraded with a total of 1514 sq.ft of finished living space, this home is situated on a quiet street, only steps to Southland LRT station. Most windows have been replaced with energy-efficient casement windows. A gorgeous backyard with brick patios plus a 24'x 32' insulated oversize HEATED garage (220 wiring)- truly mechanic/handyman's dream. New fresh wood chips add a colorful touch to the backyard landscaping. Underground sprinklers make lawn maintenance and watering easy. The kitchen offers granite countertops, a tile backsplash, and a sliding glass door leading to the back yard. The kitchen can be upgraded by replacing cabinet doors only, preserving the solid wood construction while creating a high-end appearance, additional upper cabinets can also be added for extra storage. The living room features a gas fireplace complemented by build-in cabinetry. The primary bedroom features his-and her closets. Recently upgrade includes garage door (2024), garage roof (2021), fridge (2021), dishwasher, (2025), washer and dryer (2025) and new painting on main floor. Original hardwood floors add warmth and character. The lower level can easily be separated by adding a door in the kitchen area. Excellent location close to everyday amenities including shops, parks, transit, schools of all level, restaurants, and libraries. early possession available.