



1319 104 Avenue SW
Calgary, Alberta

MLS # A2313420



\$630,000

Division:	Southwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,546 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Cork, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: window coverings and hardware, shed, 6 water totes with accessories, 3 TV brackets, utility room and garage shelves

Welcome to a truly unique 4 level split that perfectly blends character, functionality, and outdoor bliss. Situated on a quiet, highly DESIRABLE STREET directly across from a stunning 1910 heritage home on an expansive lot. This property offers a beautiful, established neighbourhood vibe. Step inside to an open concept main floor flooded with NATURAL LIGHT from a wealth of large windows. Featuring a beautifully RENOVATED KITCHEN with stainless steel appliances and tons of prep space. Uniquely designed, this home boasts 4 GENEROUS BEDROOMS, ALL ABOVE GRADE, offering privacy and space for the whole family, alongside 2 RENOVATED FULL BATHS. Downstairs, the HUGE FAMILY ROOM features a cozy fireplace, making it the ultimate spot for movie nights or relaxing. Need STORAGE? You’ll love the massive 15x28 foot crawl space and other dedicated storage spaces throughout. The outdoor space is a true gardener’s paradise! The yard features newer privacy fencing, raised garden beds, and ample room to create your DREAM GARDENS. Best of all, it comes equipped with six massive water totes, ensuring your garden stays lush and green even during water restrictions. Bonus Features: A handy SIDE ENTRANCE offers excellent potential for a future suite (subject to city approvals). Parking is a breeze with a single attached garage and a HUGE FRONT DRIVEWAY with space for three cars or a FULL SIZED RV. Don't miss out on this one of a kind gem!