



1403 104 Avenue SW
Calgary, Alberta

MLS # A2317545



\$660,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Southwood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,123 sq.ft. | Age: | 1965 (61 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Driveway, Garage Door Opener, Off Street, Single Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, No Smoking Home, Open Floorplan | | |

Inclusions: attached wine racks in wine room, sheds (2)

From family dinners around the table to evenings spent entertaining in the backyard, this Southwood bungalow is designed for the moments that make a house feel like home. With over 2,100 sq. ft. of developed living space, an open-concept layout and a thoughtful balance of shared and private spaces, it's a home designed to adapt to everyday life. Imagine summer evenings spent in the private backyard, gathering with friends on the patio, enjoying the mature trees, colourful gardens and the peaceful atmosphere that makes Southwood such a sought-after place to call home. Inside, the spacious kitchen, complete with granite countertops and ample prep and storage space, flows effortlessly into the dining and living areas, creating a natural place for family and friends to come together. The main floor features three comfortable bedrooms, a generous 5-piece bathroom and plenty of natural light throughout. Whether you're hosting holiday dinners, helping with homework at the kitchen counter or enjoying a morning coffee before the day begins, this home feels easy to live in. Downstairs, the fully developed basement adds an additional 978 sq. ft. of flexible living space. A large recreation area offers room for movie nights, games, hobbies or a home gym, while the den provides excellent versatility for a home office, guest room or future fourth bedroom (subject to installation of an egress window). A 4-piece bathroom, dedicated laundry area, enclosed wine room and ample storage complete the lower level. The backyard is a true extension of the home and offers the kind of outdoor space that's becoming increasingly difficult to find. Mature trees and established landscaping create a private setting, while multiple seating areas provide room to entertain, garden or simply enjoy a quiet evening outdoors. Whether you're hosting friends on the patio, tending to the

gardens or unwinding at the end of the day, it's the kind of yard that's been loved, cared for and truly lived in. The attached single garage adds everyday convenience, while the quiet location allows you to enjoy all the benefits of established community living. Surrounded by mature trees and a well-established neighbourhood setting, this home is just minutes from schools, parks, playgrounds, transit, Southcentre Mall and the Southland LRT Station. With easy access to major routes and nearby Fish Creek Park, Southwood continues to be one of Calgary's most connected and enduringly popular communities. This is the kind of home that's easy to picture yourself in, and even easier to make your own.