



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2524 106 Avenue SW
Calgary, Alberta

MLS # A2325326



\$585,000

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,226 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Lawn, Many Trees		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Wood Counters		

Inclusions: Fish tanks are optional

Built with exceptional craftsmanship in an era when homes were made to last, this Cedarbrae bungalow has been lovingly maintained for more than FOUR decades by just one family! Now, it's patiently waiting for its next family! Someone who will appreciate all of the upgrades already completed here, while also bringing their own vision and continuing to pour their love into this home, for many years to come! This home is not just 1200 sq ft, with 3 bedrooms and 2 bathrooms; it's the perfect layout for a growing family! Your kiddos get their own rooms, and you can look forward to a spacious primary retreat with greenery and trees right outside your bedroom windows, and your own private ensuite. The basement is made to be the perfect hangout spot for your family! It features a spacious movie room (complete with projector and screen) ready for you to enjoy. With over 1160 sq ft total below grade, and a separate entrance, the rest of the basement is ready to be developed! In the heart of the home - The kitchen - there are butcher block countertops, a breakfast nook, and a window right over the sink! Looking out, you almost forget that you are still in the city. There are numerous plants, trees, and a massive greenhouse out back! Stepping outside, you can just tell that there has been a lot of love (and numerous hours) poured into creating a luscious and peaceful backyard oasis. Oh and of course, don't forget the oversized double garage - that you'll appreciate for the indoor parking, and the ample room for storing all of your outdoorsy equipment! Major updates over the years include: a brand new furnace (2026), new washer and dryer (2026), central air conditioning (2024), a newer roof, new garage roof, new fireplace, brand new walkway at the front of the house (2026), new downspouts, and more! And then there's the neighbourhood

- Cedarbrae. For generations, families have been drawn to this established southwest Calgary community for its quiet streets, mature trees, oversized lots, and welcoming atmosphere. You'll love living close to the Southland Leisure Center (4 min drive), South Glenmore Park (4 min drive) and having easy access to Stony Trail (if you need to go a bit further!). This one won't last - so call your favourite Realtor, and come see it today!!