



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1731 111 Avenue SW
Calgary, Alberta

MLS # A2330314



\$799,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,470 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Parking Pa		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Paved, Rectangular Lot		

Heating:	High Efficiency, Electric, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: NONE

Welcome to this stunning, extensively RENOVATED bungalow boasting 1470 sqft bungalow above grade in the sought-after SW community of Braeside. Completely transformed from the studs, this home boasts high-end renovations throughout, including a stucco exterior, new roof, fascia, eaves, concrete patio, and windows. As you enter, you'll immediately notice the quality craftsmanship, with beautiful engineered hardwood flooring flowing throughout the main floor and stylish tile in the bathrooms. The gourmet kitchen features dual-tone cabinetry, built-in stainless steel appliances, and floating shelves, while the living room offers a cozy electric fireplace and more floating shelves. The main floor includes three spacious bedrooms, with the master suite offering a luxurious 5-piece ensuite bath with a feature wall. A maple glass railing leads to the fully developed basement, which is perfect for entertaining with a family room, wet bar, two additional bedrooms, a full bath, and laundry. Other highlights include a new furnace and water tank, and the home sits on a 60-foot wide RCG lot. Ideally located near schools, playgrounds, and a hockey rink, this home offers the perfect blend of style, comfort, and convenience.