



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1323 106 Avenue SW
Calgary, Alberta

MLS # A2331754



\$789,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,139 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Heated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Frame TV in Living Room & Couch in Basement

OPEN HOUSE SUNDAY JULY 26th FROM NOON to 2PM Welcome to 1323 106 Avenue SW! Tucked away on a quiet street in the established community of Southwood, this beautifully renovated bungalow offers nearly 2,200 sq. ft. of developed living space, soaring vaulted ceilings, an oversized heated garage, RV parking and an impressive list of recent upgrades that make this home truly move-in ready. Situated on a beautifully landscaped 5,400 sq. ft. lot with a sunny south-facing backyard, this home blends timeless design with modern comfort. Step inside and you'll immediately appreciate the incredible sense of space created by the soaring 16'+ vaulted ceilings and oversized vinyl windows that flood the home with natural light. The open-concept layout was designed with entertaining in mind, featuring a stunning chef-inspired kitchen complete with timeless two-tone cabinetry, premium quartz countertops, stainless steel appliances, a large centre island with seating, generous pantry space, and seamless flow into the dining and living areas. The beautiful floor-to-ceiling fireplace creates a stunning focal point while adding warmth and character to the heart of the home. The main floor offers two spacious bedrooms, including an impressive primary retreat featuring dual walk-in closets and a spa-inspired five-piece ensuite with dual vanities, a freestanding soaker tub, and an oversized glass shower. A second full bathroom completes the main level. The fully developed basement offers exceptional additional living space with a large recreation room, stylish wet bar, two generous bedrooms with egress windows, a full bathroom, dedicated laundry area, and plenty of storage. Whether you're hosting friends, setting up the ultimate movie night, or creating space for a growing family, this lower level offers incredible flexibility. The current owner has continued investing

in the home with an extensive list of recent upgrades, including a new roof (2026), luxury vinyl plank flooring in the basement (2025), wet bar (2025), epoxy-coated garage floor (2025), epoxy-coated furnace room floor (2025), sump pump (2025), professionally ground and resurfaced basement concrete floor (2025), basement ceilings (2024), air conditioning (2024), updated electrical panel (2024), PEX plumbing (2024), on-demand electric hot water heater (2024), exterior dryer vent (2024), backyard fencing (2024), concrete patio (2024), newer furnace (2023), newer vinyl windows and garage door opener. Outside, enjoy the private south-facing backyard complete with mature trees, newer fencing, and a beautiful concrete patio that's perfect for summer BBQs, morning coffee, or relaxing in the sun. The oversized 24' x 24' heated garage offers plenty of room for vehicles, hobbies and additional storage, while RV parking out front provides even more flexibility. Ideally located near schools, parks, shopping, transit and major commuter routes, this is a home you won't want to miss!