



GRASSROOTS
REALTY GROUP

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1703 107 Avenue SW
Calgary, Alberta

MLS # A2344220



\$865,000

Division:	Braeside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,470 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Driveway, Front Drive, Parking Pad, Rear Dr		
Lot Size:	0.27 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Open Lot, Pie Shaped Lot, Pri		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Shed x 2, AC unit,

A truly unique Braeside home on one of the largest corner lots in the community! Extensively renovated and thoughtfully customized, this character-filled bi-level offers an impressive 2,700 sq. ft. of finished living space, incredible versatility, and a backyard that feels like your own private retreat. Step inside and you're welcomed by a spacious and charming foyer, custom iron-pipe railing and staircase that leads into the heart of the home. The bright, open-concept living space is warm and inviting, centered around a wood-burning fireplace and large butcher-block island. The country-inspired kitchen features concrete countertops, SS appliances, gas stove, and built-in bench seating—creating great for everyday life and entertaining. Outside the home truly comes alive. The expansive corner lot offers south and west exposure, capturing sunshine throughout the day. A cozy covered seating area, private firepit, garden space, two sheds - one exceptionally well-built and professional, along with a large parking pad with room for vehicles, RV, boat, or future garage. The northeast corner of the property has also previously been approved for a large detached garage. Back inside, the main floor offers a peaceful primary retreat complete with a walk-in closet and 2-piece ensuite that with a minor reno could easily convert to a full bath. Two additional generous bedrooms—ideal for a growing family with a stunning 5-piece bathroom featuring a walk-in shower, beautiful tile work, and thoughtful craftsmanship throughout to complete the main level. Downstairs, the possibilities continue with a one bedroom suited area with bar or kitchenette, spacious living area with gas fireplace, and gorgeous 4-piece bathroom—providing flexibility for extended family, guests, or additional living space. This level also features a fully plumbed home hair salon, which could

easily be transformed into an office or bedroom. The large laundry area includes a newer furnace and hot water tank, along with an additional storage closet. Just off the home, the attached single-car garage provides incredible storage or small vehicle security. With a comprehensive renovation completed and all but the main-floor bay window replaced, along with a roof, soffits and eaves that are approximately 10 years young, this home offers the opportunity to simply move in and enjoy. Located just steps from schools, the recreation center, shops and everyday amenities, with quick access to major commuting routes, this is a home that truly offers the best of both worlds—character, comfort, thoughtful updates, incredible outdoor space, and a lifestyle that keeps you connected to everything you need. Homes with this much personality, versatility, and outdoor space are rarely found. Come see for yourself what makes this Braeside property so special—you won't want to miss it.