



GRASSROOTS
REALTY GROUP

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1707 107 Avenue SW
Calgary, Alberta

MLS # A2346162



\$769,900

Division:	Braeside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,231 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Workshop in C		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Sloped, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Microwave, garage control, garage opener

Rare, beautiful 2-storey home with a double detached garage, located in Braeside—just steps from schools and parks, with easy access to 14th Street and local amenities. Features a sun-filled south-facing backyard. Exceptionally well-maintained, offering 5 bedrooms and 2 bathrooms in a bright, open-concept floor plan. Upgraded throughout the years, including a formal living room with a fireplace and an updated gourmet kitchen featuring granite countertops, a designer tiled backsplash, a new dishwasher, and stainless steel appliances open to the dining area. Two main-floor bedrooms offer great flexibility as home offices or hobby spaces, served by an updated 4-piece bath. A staircase leads upstairs to a spacious primary bedroom (over 13 feet wide) complete with a walk-in closet. Two additional good-sized bedrooms feature hardwood flooring alongside an updated 4-piece bath with double sinks and a renovated oversized shower. The fully developed basement includes a large recreation/games room, a flex/hobby room, and plenty of storage. Outfitted with a brand-new furnace and a newer hot water tank (2021). Upgraded windows throughout, including recently installed triple-pane windows in the primary bedroom, dining room, and main-floor bedroom. Features a newer roof, eavestroughs, and downspouts. Enjoy a beautifully landscaped, south-facing backyard with a deck and an oversized double detached garage. Pride of ownership shines throughout. An exceptional family home offering incredible value