

# \$799,000 - 1911 107 Avenue Sw, Calgary

MLS® #A2220755

**\$799,000**

5 Bedroom, 3.00 Bathroom, 1,869 sqft

Residential on 0.19 Acres

Braeside., Calgary, Alberta

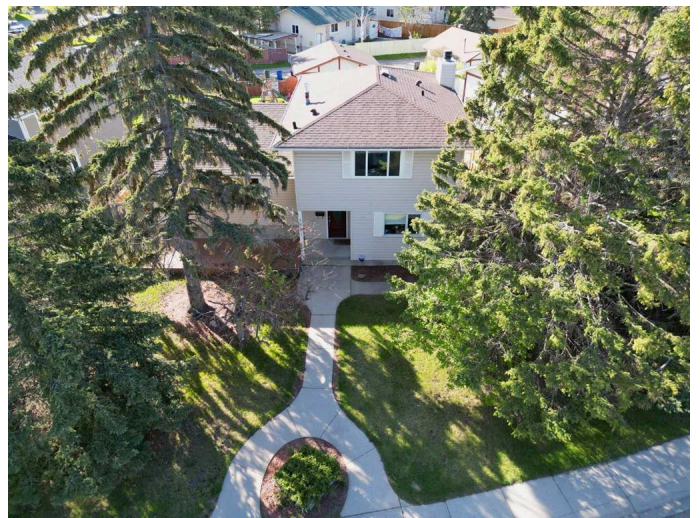
Welcome to 1911 107 Avenue SW – A Wonderful Family Home in the Heart of Braeside

Nestled on a quiet street directly across from an environmentally protected park with scenic walking paths, this beautifully maintained home offers the space, comfort, and location every family desires.

Boasting five bedrooms, this home is thoughtfully designed to accommodate every stage of family life. The upper level features three bedrooms, including a spacious primary suite with a private two-piece ensuite and walk-in closet, and a five-piece main bathroom. On the main floor, you™ll find a versatile fourth bedroom that can easily double as a home office, and on the lower level, a brand-new fifth bedroom in the recently finished basement.

The main level impresses with its large living and dining rooms, which flank an efficient, stylish and bright kitchen featuring quartz countertops. Just a few steps down, a cozy family room awaits with a charming wood-burning fireplace, perfect for relaxing evenings and providing direct access to the incredible backyard and deck. A convenient three-piece bathroom adds functionality to this level.

The basement is newly finished and includes a



new electrical panel, a dedicated laundry area in the utility room, and a massive crawl space to meet all your storage needs. Along with the newly finished basement, the hot water tank was replaced in 2024.

Situated on a huge south-facing lot, the backyard is a private oasis featuring a deck with pergola, functioning hot tub, and ample space for kids or pets to play. It's easy to forget you're in the middle of the city! The property also includes an oversized, insulated double detached garage and a double parking pad—ideal for families with multiple vehicles or guests.

All of this is located close to schools, numerous playgrounds, shopping, transit, and an off-leash dog park, making it an unbeatable location for growing families.

Families, investors, first-time home buyers, do not miss out on this property, and book a showing today!!

Built in 1972

**Essential Information**

MLS® #	A2220755
Price	\$799,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,869
Acres	0.19
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

## Community Information

Address	1911 107 Avenue Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W1V7

## Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Detached, Insulated, Oversized, Parking Pad
# of Garages	2

## Interior

Interior Features	No Smoking Home, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Freezer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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