

1315 105 Avenue SW  
Calgary, Alberta

MLS # A2167091



**\$715,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Level		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Wood Frame, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Beautifully renovated home nestled on a quiet street in the desirable Southwood community. The updated residence offers over 2,000 square feet of modern living space on one of the largest lots in the area, combining luxury, comfort, and convenience. The home has been completely reimagined with an open-concept layout, highlighted by soaring vaulted ceilings that create an expansive and airy living space. With 4 bedrooms and 3 full bathrooms, this property is designed for both style and function. The main floor includes a luxurious master suite with a stylish ensuite bathroom, alongside an additional bedroom and full bathroom. The fully finished basement offers two more bedrooms with new egress windows and upgraded cedar wood window wells, as well as a full bathroom. The kitchen is a standout, equipped with shaker-style cabinetry, a stunning waterfall island, top-of-the-line appliances, under-cabinet lighting, and a generous pantry. It opens up to a bright and inviting living area, perfect for entertaining and everyday living. The home features luxury vinyl plank flooring throughout the main level, with a basement that includes a spacious recreation room, a wet bar, and sleek glass railings that enhance the overall modern aesthetic. A newly installed high-efficiency furnace and water tank ensure the home is as practical as it is beautiful. The exterior has been thoughtfully updated with a new porch extension, Hardie Board and Smart Board siding at the front, and fresh stucco on the sides and back. The expansive backyard is fully fenced and includes a newly paved concrete patio, ideal for outdoor entertaining. The oversized double detached garage offers ample space for two vehicles and additional storage, making it both functional and convenient.