

3124 107 Avenue SW
Calgary, Alberta

MLS # A2210496



\$549,900

Division:	Cedarbrae		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,708 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Stove - needs repair or replacement, dishwasher is "as is" - was installed but never used.

Charming Family Home in the Heart of Cedarbrae! Welcome to this spacious and well-maintained two-story detached home nestled on a quiet street in the desirable community of Cedarbrae. This home is offering over 1,700 sq. ft. of above-grade living space and classic character with plenty of room to grow. The main floor features a functional layout with a formal living room and dining room—ideal for entertaining—alongside a cozy family room with a wood-burning fireplace and gas lighter for those chilly Calgary evenings. The bright kitchen can be great again with a little updating. A convenient main-floor bedroom/office, two-piece bath, and laundry room add to the home’s practical design. Upstairs, you’ll find three generously sized bedrooms, including a primary suite with a walk-through closet and private 3-piece ensuite. A full 4-piece bathroom completes the upper level. The undeveloped basement presents endless potential, with a utility room that includes a utility sink, a large workbench, and ample space for storage or future development. Additional updates include wood siding and a nicely redone upper deck (2024)—perfect for summer relaxation or hosting guests. Located close to parks, schools, shopping, and transit, this home offers exceptional value and opportunity in a family-friendly neighborhood.