

# \$700,000 - 1412 106 Avenue Sw, Calgary

MLS® #A2199223

**\$700,000**

4 Bedroom, 2.00 Bathroom, 1,086 sqft  
Residential on 0.12 Acres

Southwood, Calgary, Alberta

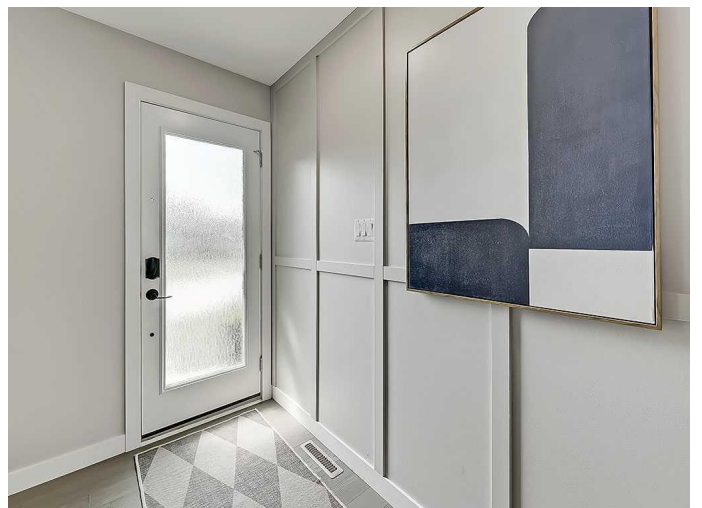
**\*OPEN HOUSE SATURDAY MARCH 8,  
12-2pm\***

Your search for the classic, modernized mid-century bungalow is over! Tucked away on a sleepy and quiet street in the well established central community of Southwood is this true gem, ready for its next family to call it home. Meticulously clean, and **COMPLETELY RENOVATED THROUGHOUT** all while keeping its character in mind, including the removal of kitchen walls to completely open the main living area; The instant you enter you'll feel its cozy, welcoming vibe.

The kitchen is an instant draw for to the eyes, with its timeless shaker cabinets and polished quartz countertops in crisp white, a suite of elegant stainless appliances, and a kitchen island ideal to entertain where all the best conversations take place. A premium engineered hardwood floor flows throughout this main level and leads you to the bedrooms waiting to the side, each one with its own unique charm, a mix of earthy tones, designer wall papers, and spacious primary bedroom featuring custom wainscoting.

The style continues into the main bathroom with matching white quartz countertops, custom tile work, and classy fixtures and lighting.

Heading downstairs, take note how the back door configuration could allow for a PRIVATE



ENTRANCE to the basement if future development was in mind. Once down, youâ€™re first greeted by an additional full bathroom with HEATED FLOOR also keeping with the design cues from above, and a gorgeous and large 4th bedroom, the perfect setting for guests or tenants. This basement area has been left open to give an ideal space as either another casual living room or a flexible area for many uses. Tucked around the corner a WET-BAR is found, complete with dorm refrigerator and LVP flooring, a great area to make drinks or as a future kitchenette. This home also features TWO FURNACES - one for each floor, another hurdle that must be overcome when considering future developments for tenants!

The backyard is a wonderful space to enjoy that sought-after privacy only an old community can give, with room to lounge in the grass, either in the cool shade cast by the home, or out in the warm rays of the sun. Garden beds are sure to flourish here! Lastly, and so crucial to Calgary living, the DOUBLE GARAGE IS SPLIT IN TWO, the smaller one being HEATED, and the other being wider with a wall between and separate doors, allowing the unique ability to use one as a workshop, gym, tenant's space or any other use, completely separate from where you park your car!

\*\*Other notable recent updates include new soffits and fascia (garage included), full pressure-treated fence (you'll never need to stain again), new interior doors and lighting. \*\*

Located only a couple blocks from two schools and a HUGE field with playgrounds AND SKATEPARK, the Southland LRT Station is also nearby along with quick and easy access to all major roads in the area. This home must

be seen in person to be appreciated and is already so close to being ready for future tenant use!

Built in 1962

### **Essential Information**

MLS® #	A2199223
Price	\$700,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Acres	0.12
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1412 106 Avenue Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0B7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 4th, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office	Stonemere Real Estate Solutions
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