



708 101 Avenue SW, Calgary, Alberta - \$625,000



Main Photo

Property Description

Open House September 13 and 14 (12-4pm) Welcome to this beautifully updated 4-bedroom, 2-bathroom bungalow in the heart of Southwood! Offering over 1,229 Sq.Ft of stylish living space above grade (2290 Sq.Ft total living space), this home blends comfort, functionality, and opportunity. Step inside to find luxury vinyl plank flooring, stainless steel appliances, and an open, sun-filled layout highlighted by a stunning bay window that floods the main floor with natural light. The fully renovated 5-piece bathroom upstairs adds a touch of luxury, while the thoughtfully designed 3 bedrooms up provide plenty of space for families or guests. A separate side entrance leads to the basement, which features a large 4th bedroom, a 3-piece bathroom, and plumbing rough-ins—perfect for creating a future legal/illegal secondary suite (subject to city approval). Investors, take note! One of the standout features of this home is the heated sunroom with a skylight—a cozy space to enjoy year-round, no matter the weather. Step outside to your choice of a spacious front deck or rear deck, perfect for morning coffee or evening BBQs. The large

backyard offers plenty of room to entertain, garden, or let the kids and pets play, and there's already a single-car garage with space to build a double if desired. Commuting is a breeze with a 5-minute walk to the Southland LRT Station, and you're just minutes from Macleod Trail, Stoney Trail, and top-rated schools including Southwest Elementary, Harold Panabaker School, and Dr. E.P. Scarlett High School. Plus, enjoy being close to a variety of shopping, dining, and everyday amenities. This move-in-ready home offers the perfect blend of modern updates, prime location, and suite potential-book your private tour today. Contact your favorite Realtor today to book a showing before this one is gone!

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