



\$ 525,000.00

1323 105 AVENUE SW CALGARY

<https://paulbrinton.com>

Fantastic Revenue Opportunity! A renovated bungalow with a legally suited basement in the desirable community of Southwood. Excellent curb appeal with slate coloured stone faced exterior and professional, low maintenance landscaping. The formal entrance leads to an open concept main level with vaulted ceilings and gleaming hardwood floors. An oversized...

- 4 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1157585

Type: Detached

Bedrooms: 4

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-04 19:52:28

Bathrooms: 2

Bedrooms Above Grade: 3

Date added: 11/04/21

Lot size: 5253 sq ft

Year built: 1962

Parking: Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Flooring: Carpet,Ceramic Tile,Hardwood

Exterior Features: Other

District: CAL Zone S

Inclusions: Hot Tub, Dishwasher, Stove, Microwave Hood Fan, Refrigerator, Washer, Dryer

Lot Features: Back Lane,Landscaped,Level,Rectangular Lot

Heating Type: Forced Air,Natural Gas

Total Parking: 23

Community Features: Schools Nearby,Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: Granite Counters,Separate Entrance

Roof Type: Asphalt Shingle

PROPERTY INFORMATION

Basement: Finished, Full, Suite

Levels: One



Laundry features: In Basement, In Unit, **Zoning:** R-C1
Main Level, Multiple Locations

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 5

Suite: Suite - Legal

Frontage Metres: 32.00M 105`0"

Living Area SF: 1028.40

Structure Type: House

Restrictions: None Known

List Price Square Foot: \$ 510.50

Photo Count: 49

Construction Materials: Stone,Stucco,Wood
Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Garage
Control(s),Garburator,Gas
Stove,Humidifier,Microwave,Refrigerator,Window
Coverings

Subdivision Name: Southwood

Lot Size Acres: 0.12

