



\$ 489,900.00

2604 106 AVENUE SW CALGARY

<https://paulbrinton.com>

Situated in the desirable community of Cedarbrae on a massive corner lot is this wonderful, well maintained income earning bungalow. The brand-new roof, exterior repaint, updated deck and rails, cedar shake accents and newer concrete sidewalk give this property great curb appeal. The living and dining area are accented with...

- 4 beds
- 3 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1159807

Type: Detached

Bedrooms: 4

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-11 02:59:04

Bathrooms: 3

Bedrooms Above Grade: 3

Date added: 11/11/21

Two Piece Bath: 1

Lot size: 5608 sq ft

Year built: 1973

Parking: Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Wood Burning

Exterior Features: Other

District: CAL Zone S

Inclusions: N/A

Lot Features: Back Lane,Back Yard,Corner Lot,Dog Run Fenced In,Few Trees,Front Yard,Lawn,Level,Rectangular Lot

Heating Type: Forced Air

Total Parking: 4

Flooring: Carpet,Hardwood,Linoleum

Community Features: Other,Park,Schools Nearby,Playground,Pool,Sidewalks,Street Lights,Tennis Court(s),Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: French Door,Laminate Counters,No Smoking Home,See Remarks,Separate Entrance

Roof Type: Asphalt Shingle



PROPERTY INFORMATION

Basement: Finished, Full,
Separate/Exterior Entry, Suite

Levels: One

Laundry features: Common Area,
In Basement

Zoning: R-C1

Transaction Type: For Sale

List Price Square Foot: \$ 415.17

Title Land: Fee Simple

Photo Count: 44

Rooms Above Grade: 7

Construction Materials: Brick,Stucco,Wood Frame

Suite: Suite - Illegal

Foundation: Poured Concrete

Frontage Metres: 12.00M 39`4"

Appliances: Dishwasher,Dryer,Garage
Control(s),Refrigerator,Stove(s),Washer/Dryer,Window
Coverings

Living Area SF: 1180.00

Subdivision Name: Cedarbrae

Structure Type: House

Lot Size Acres: 0.13

Restrictions: None Known

