

# \$649,900 - 1403 107 Avenue Sw, Calgary

MLS® #A2240533

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,036 sqft

Residential on 0.12 Acres

Southwood, Calgary, Alberta

**\*\* Open House, Saturday, Nov 22, 12pm-2pm**

**\*\*An Urban Oasis in Southwood.** Discover a beautifully updated bungalow in the established community of Southwood, offering over 1,800 sq ft of thoughtfully developed living space. The main level features warm hardwood floors and an open-concept living and dining room that flows into the tastefully updated kitchen, complete with sleek quartz countertops, crisp white cabinetry, and a suite of stainless steel appliances. Two main-floor bedrooms and a four-piece bath, along with a private primary bedroom with a three-piece ensuite and soaker tub, provide peaceful retreats.

The versatile lower level includes a large recreation room, a third bedroom (ideal for a home office), a three-piece bath, and dedicated laundry and storage. Enjoy a sunny south-facing backyard with a newly installed covered pergola and a single detached garage. This home has been meticulously maintained, with key recent updates including a new sewer line (2021), a newer furnace, hot water tank, and new roof (2024). Located close to parks, schools, and shopping, with easy access to the downtown core, this is a home that offers comfort and convenience.

Built in 1962

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2240533    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,036       |
| Acres          | 0.12        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1403 107 Avenue Sw |
| Subdivision | Southwood          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2W 0C1            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s), Breakfast Bar, Built-in Features, Ceiling Fan(s), Soaking Tub |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Range Hood               |
| Heating           | Forced Air, Natural Gas                                                           |
| Cooling           | None                                                                              |
| Has Basement      | Yes                                                                               |
| Basement          | Full                                                                              |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot, Landscaped |
| Roof              | Asphalt Shingle                                               |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stucco, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 19th, 2025 |
| Days on Market | 1                   |
| Zoning         | R-CG                |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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