

# \$649,000 - 3112 107 Avenue Sw, Calgary

MLS® #A2267958

**\$649,000**

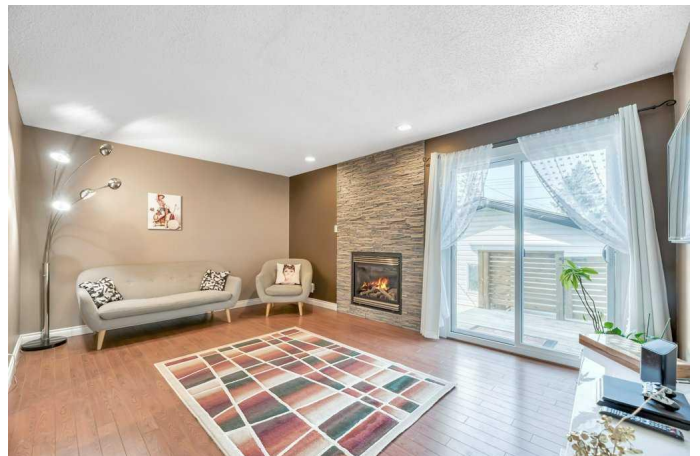
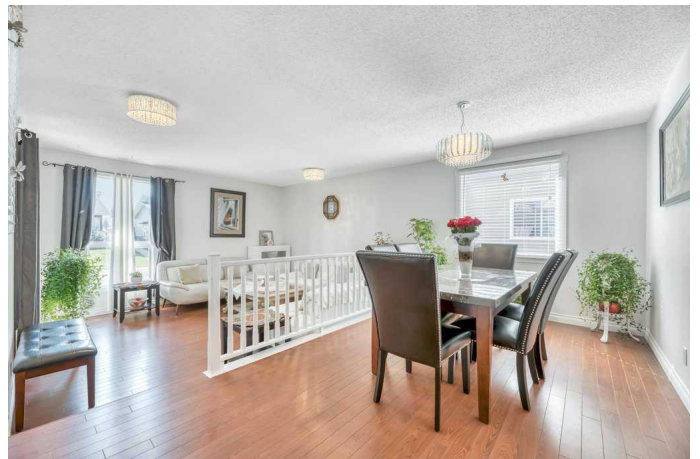
5 Bedroom, 3.00 Bathroom, 1,758 sqft  
Residential on 0.12 Acres

Cedarbrae, Calgary, Alberta

Looking for a affordable, family home in a quiet established neighborhood? THIS IS THE ONE. This is a well-maintained, FAMILY-READY home steps from green spaces. UPGRADES include JUST INSTALLED SHINGLES (25yr warranty), vinyl windows, a 5-piece ensuite, on-demand water heater, and an oversized double garage plus front extra front and rear parking.

This home is BRIGHT, OPEN, and INVITING throughout, with separate areas for all ages. Right from the big foyer and front living room with warm natural light, you will know this is the home for you. The main floor features 2 living spaces, a central kitchen, large dining room and a bedroom suited for older family members. The cozy family room with gas fireplace flows straight onto the private rear deck great for bar-b-ques. There is also a bathroom and main floor laundry to complete the functionality. The upper level has 3 bedrooms large enough for queen beds, and a spacious main bathroom. The primary bedroom is off to one side and complete with an Ikea wardrobe and a 5-piece ensuite. On to the basementâ€¦ there is a huge, 30-foot-long recreation room, the 5th bedroom, and a large storage/flex space with built-in shelving. The tucked-away utility room has even more storage space or potentially a future bathroom/laundry room.

This BIG LOT is suited for all your needs. Starting with the peaceful sun-drenched front deck, the outdoor space flows to front and



back lawns, a side yard great for a dog run, and fenced-in small RV parking space / play area can easily be changed to a garden. The OVERSIZED GARAGE with easy alley access. This is a low-traffic street with direct access to schools, sport fields, the community center, and other amenities. Walking distance are more schools, shopping, Rapid Transit Bus stops, Southland Recreation Centre, and South Glenmore Park. Just a little further major shopping, C-Train, and main roads with quick access to downtown and a getaway to the mountains. Come see this functional home and peaceful location and take advantage of the value in the lifestyle it offers.

Built in 1976

### **Essential Information**

MLS® #	A2267958
Price	\$649,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,758
Acres	0.12
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	3112 107 Avenue Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2X5

## Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Driveway, Parking Pad, RV Access/Parking, Multiple Driveways, RV Gated
# of Garages	2

## Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Storage, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Tankless Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Masonry, Zero Clearance
Has Basement	Yes
Basement	Full

## Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Low Maintenance Landscape, Private
Roof	Asphalt Shingle, Metal
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 30th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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