

# \$650,000 - 1408 109 Avenue Sw, Calgary

MLS® #A2231581

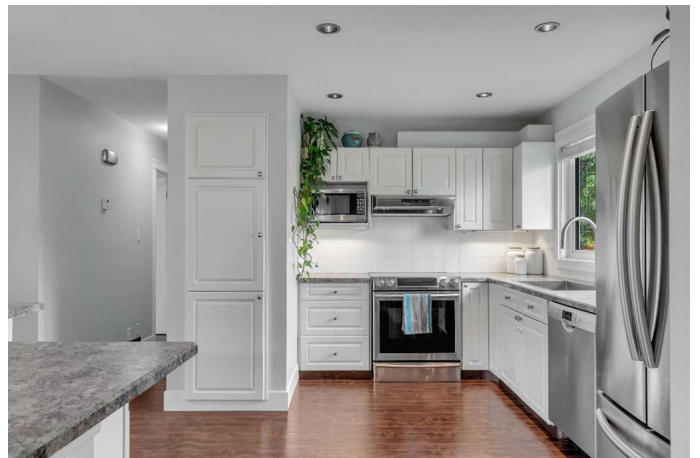
**\$650,000**

4 Bedroom, 2.00 Bathroom, 1,102 sqft

Residential on 0.13 Acres

Southwood, Calgary, Alberta

**MOVE-IN READY 4-BED/2-BATH BUNGALOW W/ BACK DECK & OVERSIZED GARAGE ON A CUL-DE-SAC IN SOUTHWOOD!** Located on a **PEACEFUL** cul-de-sac in mature Southwood, this home offers almost 1,800 SQFT of fully developed living space, a spacious 5,700+ SQFT lot, and an oversized 25' x 25' heated and insulated double garage. Keep reading if you're looking for a turn-key home in an established neighbourhood. Step inside to find a bright and functional open-concept main floor with a huge L-shaped kitchen island that serves as a central gathering hub for everything from entertaining to casual take-out meals. The large living room gives you lots of space to cozy up by the wood-burning fireplace. Tons of windows invite sunshine into the living, dining and kitchen! The kitchen has been updated with stainless steel appliances including a Samsung ceramic top range and Bosch dishwasher, high end Riobel fixtures, and pantry! The master bedroom and 2 additional bedrooms on the main floor are generously sized. The main 4pc full bathroom has been fully renovated with a deep soaker tub, heated tile flooring, recessed lighting, fluted wood accent wall and upscale finishes. The fully finished basement expands the living space with a large 320 SQFT recreation room home to a 2nd gas fireplace! Also on the lower level is a 4th bedroom with an oversized walk-in closet, and a 3-piece bathroom with a walk-in shower. The basement also includes a



SEPARATE ENTRANCE, excellent storage space and laundry room. Outside, the LANDSCAPED backyard offers a serene backdrop for morning coffees or summer BBQs with mature trees, a large freshly stained deck for entertaining, raised garden beds, a firepit area, and a beautifully maintained lawn. Exterior upgrades include newer LUX windows (2015), new shingles on both the house and garage (2015), newer garage door and opener (2015). This location offers incredible convenienceâ€” at the end of the street, enjoy direct access to a massive park featuring 2 schools, a community centre, baseball diamonds, a skate rink, basketball courts, and a community garden. Two major off-leash dog parks are nearby, and the endless trails of Fish Creek Park. Just off of 14th St with quick access to Anderson Rd, Macleod Trail, and a 20-min walk to Anderson C-Train station, Southcentre Mall and all Macleod Trail shopping, dining & amenities are just minutes away. Jumping in the car: Downtown is a 22 min drive (11.6KM), Airport is a 26 min drive (31KM), & Banff is a 1 hr 24 min drive (136KM).

Built in 1969

### **Essential Information**

MLS® #	A2231581
Price	\$650,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,102
Acres	0.13
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status Active

### Community Information

Address 1408 109 Avenue Sw  
Subdivision Southwood  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2W 0C7

### Amenities

Parking Spaces 4  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage  
Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Dog Run, Fire Pit, Private Yard  
Lot Description Back Lane, Back Yard, Few Trees, Garden, Landscaped, Level, Private, Dog Run Fenced In  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed June 18th, 2025  
Days on Market 5  
Zoning R-CG

**Listing Details**

Listing Office                RE/MAX First

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