



1515 110 Avenue Calgary Alberta

\$685,500

Located in the family-friendly community of Braeside, this charming bi-level offers a functional layout with 5 bedrooms, 2 full bathrooms, and over 2,400 square feet of developed space--well-suited for families of all sizes seeking comfort and versatility. Step inside through the double-door front entry into a bright and spacious main floor. A generous living room greets you with a large bay window that fills the space with natural light and a flexible family room offers potential for a playroom, more formal dining space or additional living area, depending on your needs. The dining area opens directly onto the kitchen and features another bay window and sliding glass doors that lead to the deck--perfect for indoor-outdoor dining. The well-designed kitchen includes sleek white appliances with a gas range, ample cupboard and counter space, and a breakfast bar for casual meals or morning coffee. Nearby, a back mudroom provides convenient access to the yard and includes a laundry area with closet and sink. Three main floor bedrooms feature original hardwood flooring, and a spacious five-piece bathroom includes dual sinks and a soaker tub/shower combination. The lower level expands your living space with a large rec room anchored by a wood-burning fireplace set into a classic brick feature wall. The moveable bar makes this a great space for entertaining or cozy evenings at home. Two additional bedrooms and a three-piece bathroom with a fully enclosed tiled shower offer comfort and privacy for guests or older children. There's also a large dedicated storage space to keep everything organized. Step outside into a sunny, south-facing backyard, where a two-tiered deck offers plenty of space for lounging and dining, complete with a BBQ gas line hookup. The fully fenced yard includes green space for pets or play, and convenient alley access leads to a double detached oversiz...

3pc Bathroom 6.83 Ft x 7.17 Ft

Bedroom 11.08 Ft x 12.67 Ft

Bedroom 12.00 Ft x 12.33 Ft

Recreational, Games room 17.92 Ft x 12.58 Ft

Furnace 20.33 Ft x 12.33 Ft

5pc Bathroom 5.00 Ft x 10.92 Ft

Bedroom 11.92 Ft x 10.92 Ft

Bedroom 9.75 Ft x 11.75 Ft

Dining room 13.33 Ft x 8.92 Ft

Family room 10.00 Ft x 16.33 Ft

Kitchen 11.50 Ft x 14.42 Ft

Laundry room 10.08 Ft x 6.67 Ft

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Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Bedroom 9.00 Ft x 10.58 Ft

Living room 12.83 Ft x 16.75 Ft