



3102 109 Avenue Calgary Alberta

\$464,900

****OPEN HOUSE - Sunday June 8, 1-3 PM**** Welcome to this charming corner-lot half-duplex in the heart of Cedarbrae. This 3-level split offers the perfect blend of comfort, functionality, and convenience, ideal for a small family or those looking to invest in a well-established neighborhood and not have to pay any condo fees! As you approach the home, mature trees and a large front lawn create a welcoming curb appeal. The exterior features a mix of warm-toned wood siding and brick accents, complemented by a newer exterior doors that invite you inside. Step into the bright and spacious living room where large front windows fill the space with natural light, highlighting the clean neutral tones and vaulted ceilings that add a sense of openness. Upstairs, the dining area seamlessly connects to the kitchen, which has been tastefully updated with white cabinetry, a modern mosaic tile backsplash, sleek quartz countertops, and matching white appliances. The kitchen also includes a convenient undermount double sink and the dining room window provides natural light to the space. This home offers 2 comfortable bedrooms upstairs, with cozy carpeting and generous closet space, as well as updated window coverings, the renovated 4-piece main bath features a newer vanity, contemporary fixtures, and low-maintenance finishes. The fully developed basement provides additional living space with durable vinyl plank flooring, a huge basement bedroom (can also be used as a rec room) and a modernized 3-piece bathroom, complete with a corner shower. The backyard is fully fenced for the pets and children, and provides a private outdoor retreat, shaded by mature evergreens and offering ample space for hosting summer barbecues. Lots of street parking along the front and side of the home. Beautiful views of the park across the street, alley access and walking distance to schools, parks, shopping,...

Dining room 10.17 Ft x 8.17 Ft

Kitchen 8.83 Ft x 8.17 Ft

4pc Bathroom Measurements not available

Primary Bedroom 11.17 Ft x 9.75 Ft

Bedroom 9.75 Ft x 8.75 Ft

Bedroom 17.50 Ft x 11.17 Ft

3pc Bathroom Measurements not available

Listing Presented By:



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Greater Calgary Real Estate



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