



3124 107 Avenue Calgary Alberta

\$549,900

Charming Family Home in the Heart of Cedarbrae! Welcome to this spacious and well-maintained two-story detached home nestled on a quiet street in the desirable community of Cedarbrae. This home is offering over 1,700 sq. ft. of above-grade living space and classic character with plenty of room to grow. The main floor features a functional layout with a formal living room and dining room—ideal for entertaining—alongside a cozy family room with a wood-burning fireplace and gas lighter for those chilly Calgary evenings. The bright kitchen can be great again with a little updating. A convenient main-floor bedroom/office, two-piece bath, and laundry room add to the home's practical design. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-through closet and private 3-piece ensuite. A full 4-piece bathroom completes the upper level. The undeveloped basement presents endless potential, with a utility room that includes a utility sink, a large workbench, and ample space for storage or future development. Additional updates include wood siding and a nicely redone upper deck (2024)—perfect for summer relaxation or hosting guests. Located close to parks, schools, shopping, and transit, this home offers exceptional value and opportunity in a family-friendly neighborhood. (id:6769)

Living room 15.25 Ft x 13.08 Ft
 Kitchen 11.75 Ft x 9.92 Ft
 Family room 16.58 Ft x 11.33 Ft
 Dining room 12.00 Ft x 9.58 Ft
 Bedroom 10.00 Ft x 13.33 Ft
 2pc Bathroom 8.17 Ft x 8.00 Ft

Bedroom 9.17 Ft x 11.50 Ft
 Bedroom 11.67 Ft x 10.08 Ft
 Primary Bedroom 11.50 Ft x 13.58 Ft
 3pc Bathroom 8.25 Ft x 8.42 Ft
 4pc Bathroom 8.58 Ft x 8.00 Ft

Listing Presented By:



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