



## 3311 108 Avenue Calgary Alberta

\$625,000

Over 1800sf of development on 4 levels & 3rd level Walk out to yard & garage. FANTASTIC LOCATION IN CEDARBRAE, walk ONE BLOCK to two elementary schools!! 4 level split home Well upgraded, 3 bedrooms on the upper level with Master bedroom nice 3 pce ENSUITE SHOWER... 3 full bathrooms in the house. Third level NICELY developed FAMILY ROOM, OFFICE or 4th bedroom, & 3 piece bathroom beside the WALKOUT door & UP to the back yard & LARGE INSULATED DOUBLE GARAGE/WORK SHOP. The 4th level features a RECREATION/ PLAY room, storage rooms & LAUNDRY AREA C/W FRONT LOAD WASHER & DRYER & Laundry SINK. recently installed "LENOX High efficiency furnace" & large hot water tank. Super Yard & Patio areas, west side & south back yard with lots of PATIO PLAY AREA, GRASS areas, & HOT GREEN HOUSE (id:6769)

Family room 17.00 Ft x 12.67 Ft

Office 7.33 Ft x 10.83 Ft

3pc Bathroom 6.50 Ft x 7.67 Ft

Laundry room 10.75 Ft x 7.00 Ft

Recreational, Games room 17.92 Ft x 12.75 Ft

Storage 7.00 Ft x 10.75 Ft

Living room 17.75 Ft x 12.92 Ft

Dining room 10.25 Ft x 9.00 Ft

Kitchen 12.00 Ft x 13.00 Ft

Primary Bedroom 12.00 Ft x 10.50 Ft

3pc Bathroom 7.33 Ft x 6.58 Ft

Bedroom 10.33 Ft x 8.92 Ft

Bedroom 9.00 Ft x 8.92 Ft

4pc Bathroom 7.42 Ft x 5.00 Ft

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](mailto:cm.mackenzie@shaw.ca)