



# 608 104 Avenue Calgary Alberta

\$689,900

Wow, what a stunner! Fabulous location in the ever-popular community of Southwood. Quiet street within walking distance to the Southland LRT station, schools, shopping & parks. This fully updated home has had a major makeover up and down in 2014 including the addition of a legal basement suite with separate entrance. Upstairs you'll enjoy gleaming hardwood floors, open beam ceilings in the living & dining rooms, modern Maple kitchen with loads of cabinets, pull out drawers & a generous amount of countertops. 3 good sized bedrooms plus a beautiful modern bathroom featuring a deep soaker tub with glass shower walls & low maintenance tile. Windows, doors, trim all updated. The legal basement suite has a side entrance into a shared landing and laundry room. The legal suite is spacious & bright with newer enlarged windows. Gleaming white kitchen with full appliance package & sit up breakfast bar is open to the spacious living room. Warm up to the cozy gas fireplace! Large bedroom with enlarged window & ample closet space. Modern bathroom has tub & shower & vanity sink. The mechanical room houses the updated high efficient furnace & hot water tank. Sprinkler added for fire protection. Low maintenance exterior thanks to the brick construction over the entire home! Huge yard enjoys lots of grassy areas to play, a low maintenance concrete patio, RV parking & an oversized double garage. This is the perfect home to add to your rental property portfolio or buy to live in & supplement your mortgage payment with the legal basement suite revenue. (id:6769)

4pc Bathroom 5.00 Ft x 8.00 Ft

Bedroom 18.58 Ft x 8.58 Ft

Kitchen 10.42 Ft x 9.25 Ft

Laundry room 6.33 Ft x 10.08 Ft

Recreational, Games room 21.33 Ft x 18.67 Ft

Furnace 7.75 Ft x 7.83 Ft

4pc Bathroom 5.58 Ft x 8.25 Ft

Bedroom 9.17 Ft x 14.08 Ft

Bedroom 9.08 Ft x 10.42 Ft

Primary Bedroom 9.83 Ft x 14.08 Ft

Dining room 14.92 Ft x 9.25 Ft

Kitchen 8.58 Ft x 18.00 Ft

Living room 14.92 Ft x 10.08 Ft

Listing Presented By:



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