

# \$849,900 - 1823 104 Avenue Sw, Calgary

MLS® #A2211813

**\$849,900**

4 Bedroom, 4.00 Bathroom, 1,993 sqft

Residential on 0.16 Acres

Braeside., Calgary, Alberta

Welcome to 1823 104 Avenue SW, an immaculately maintained and extensively updated family home on an oversized lot! With over 2,600 SF of finished living space across three levels, this 4-bedroom, 3-bathroom home offers stylish functionality and comfort in equal measure. The spacious foyer greets you with natural light and elegant sightlines, highlighted by a decorative glass front door and warm hardwood floors. A modern staircase with wood and iron railing adds architectural interest. A cozy room (with fireplace) off of the front foyer would make a fantastic home office or den. The living room offers a comfortable gathering space with soft neutral tones, large windows, and a stone-surround thermostatically controlled gas fireplace. The formal dining room is ideal for hosting, featuring space for a large table and a wall of cabinetry with built-in buffet and room for a wine fridge. The fully renovated kitchen features white cabinetry, granite countertops, stainless steel appliances including stove with induction cooktop (gas line is installed in case you prefer a gas stove), and a charming bay window over the sink. A spacious laundry/mudroom and 2 piece powder room complete the main floor. Upstairs, you'll find three bedrooms including the primary suite with room for a king-sized bed! The 5-piece ensuite features double sinks, a soaker tub, and steam shower. A walk-in closet of this size is seldom seen in older communities! The second bathroom also includes dual sinks,



toilet and a tub/shower combo. The lower level adds incredible versatility with a large open rec room centered around a stone-accented gas fireplace, ideal for movie nights or teen hangouts. The fourth bedroom is tucked away for privacy, along with a full 4-piece bath. There's plenty of room in the utility room for storage! The oversized lot features a south facing backyard oasis with a multi-level stone patio, hot tub (negotiable), and additional parking for 3 more vehicles or small RV (up to 28') right off the alley. The oversized double garage is insulated, and heated (also RI for in-slab heating). Additional updates include: furnace (2012), 100 A electrical panel (2012), AC (2015), balance of windows not already replaced (2012), exterior and shingles (2020). Braeside is a welcoming southwest Calgary community known for its mature trees, parks, and walkable streets. Residents enjoy easy access to Southland Leisure Centre, Glenmore Reservoir pathways, and a variety of nearby schools and shopping options. With quick connections to transit and major routes, it's a convenient and family-friendly neighbourhood.

Built in 1969

Essential Information

MLS® #	A2211813
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,993
Acres	0.16
Year Built	1969
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	1823 104 Avenue Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0A9

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Heated Garage, RV Access/Parking, Single Garage Attached, RV Gated
# of Garages	3

### Interior

Interior Features	Closet Organizers, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Recreation Room, Stone, Den, See Remarks
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 14th, 2025
Days on Market	5

Zoning

R-CG

## **Listing Details**

Listing Office

RE/MAX Complete Realty

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