

**1303 105 Avenue SW**  
**Calgary, Alberta**

**MLS # A2313272**



**\$889,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,358 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Smoking Home, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

**OPEN HOUSE - SATURDAY MAY 23 FROM 2PM TO 4PM** - A meticulously maintained and renovated home (more information in the supplements) in one of Calgary's favourite established communities! Offering over 2,500 sq. ft. of developed space, this home provides a rare amount of room for a 4-level split, making it ideal for families and entertaining. This home highlights the best of 4-level splits by maximizing space and creating functional living areas with abundant natural light and windows. The cook will love the kitchen with a central island overlooking the living room, abundant countertops and storage for your culinary endeavours. If grilling is the answer, it is a short step to your grill and the warmth of the west sun. An exposed beam acts as a unique visual detail and highlights the vaulted ceilings, adding to the richness of the floor. Overlooking the living room from the kitchen, a gas fireplace and custom built-ins create a comfortable and stylish atmosphere. The lower level features a large rec room with more built-ins for your kids' recreation and toys. It is perfect for children's activities, a hobby space or even a gym for you. The three generous bedrooms, including a primary suite with a 5-piece ensuite, are a sought-after feature in top-tier Southwood renovations. The floor is complete with two additional large bedrooms and a 4-piece bathroom. The heated garage with epoxy floors is equipped to easily handle vehicles and recreational needs - along with a RV pad. Lastly, your favourite 4-legged friend will have non-stop action bird watching and chasing squirrels in the fenced backyard, with irrigation system. All situated in Southwood, a premier location known for its mature trees, parks, close proximity to schools (5 minute walk), and quick access to major transportation. Book a private tour now.&nbsp;