REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

635 104 Avenue SW
Calgary, Alberta

MLS # A2342797



$698,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	952 sq.ft.	**Age:**	1964 (62 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Closet Organizers, Quartz Counters, Separate Entrance, Wet Bar		

Inclusions: n/a

NEW PRICE....MOTIVATED, WOTHWHILE CHECKING OUT, VERY WELL DESIGNED, OVER 1700 SQ FT OF GREAT LIVING SPACE!! so much to offer in this delightful home, which has been completely redesigned and restructured from top to bottom, 2 bedrooms up and 2 down. Gorgeous curb appeal with a new concrete pathway, and generous front veranda. Once inside you will notice the lovely open concept with living room complete with feature electric fireplace, all new kitchen cabinetry, eat up island AND DINING AREA plus quartz countertops. Down the hall is the Primary bedroom with 3 pc ensuite and walk in closet. A second bedroom and main bathroom complete this floor. Just off the kitchen is the back door leading to a south backyard, deck and double garage. kitchen can be closed off to keep back entrance private. The lower level has an amazing layout, with a vestibule at the bottom of the stairs with a door to the furnace room and laundry area, plus an entrance to the rest of the basement to include 2 good sized bedrooms both with new egress windows,, large family room and 3 pc bathroom. There is all new vinyl plank flooring throughout, new plumbing and fixtures, lots of new pot lights, all cabinetry is new, and new electrical subpanel. Shingles are 2026 and all exterior is new , definitely move in ready . South backyard had a large double detached and drywalled garage. Walking distance to schools , shops and LRT. BOOK YOUR SHOWING TODAY

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Real Estate Professionals Inc.. Information is believed to be reliable but not guaranteed.