

\$549,900 - 3124 107 Avenue Sw, Calgary

MLS® #A2210496

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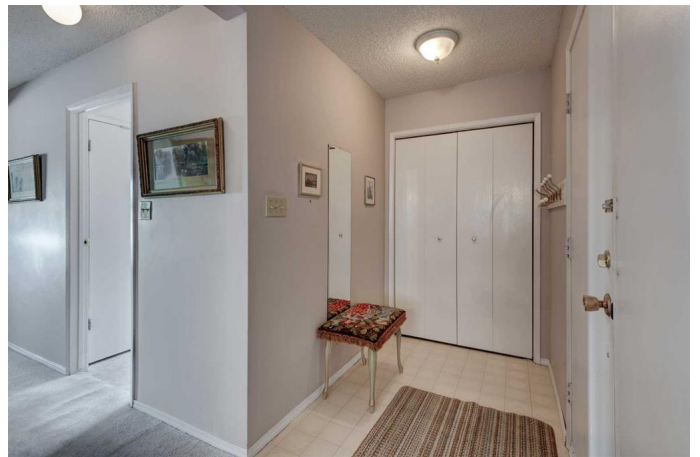
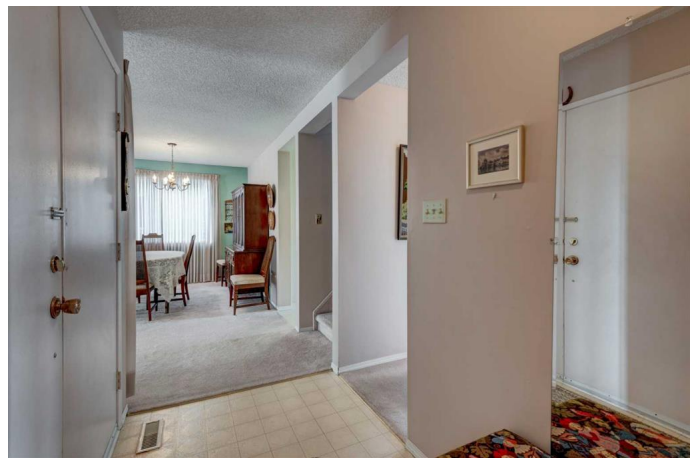
4 Bedroom, 3.00 Bathroom, 1,708 sqft

Residential on 0.12 Acres

Cedarbrae, Calgary, Alberta

Charming Family Home in the Heart of Cedarbrae!

Welcome to this spacious and well-maintained two-story detached home nestled on a quiet street in the desirable community of Cedarbrae. This home is offering over 1,700 sq. ft. of above-grade living space and classic character with plenty of room to grow. The main floor features a functional layout with a formal living room and dining room—ideal for entertaining—alongside a cozy family room with a wood-burning fireplace and gas lighter for those chilly Calgary evenings. The bright kitchen can be great again with a little updating. A convenient main-floor bedroom/office, two-piece bath, and laundry room add to the home's practical design. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-through closet and private 3-piece ensuite. A full 4-piece bathroom completes the upper level. The undeveloped basement presents endless potential, with a utility room that includes a utility sink, a large workbench, and ample space for storage or future development. Additional updates include wood siding and a nicely redone upper deck (2024)—perfect for summer relaxation or hosting guests. Located close to parks, schools, shopping, and transit, this home offers exceptional value and opportunity in a family-friendly neighborhood.



Built in 1976

Essential Information

MLS® #	A2210496
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,708
Acres	0.12
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3124 107 Avenue Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2X5

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Gas Starter
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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