

# \$599,000 - 3311 108 Avenue Sw, Calgary

MLS® #A2225650

**\$599,000**

3 Bedroom, 3.00 Bathroom, 1,138 sqft

Residential on 0.11 Acres

Cedarbrae, Calgary, Alberta

Over 1800sf of development on 4 levels & 3rd level Walk out to yard & garage.

FANTASTIC LOCATION IN CEDARBRAE, walk ONE BLOCK to two elementary schools!!

4 level split home Well upgraded, 3 bedrooms on the upper level with Master bedroom nice 3 pce ENSUITE SHOWER... 3 full bathrooms in the house. Third level NICELY developed FAMILY ROOM, OFFICE or 4th bedroom, & 3 piece bathroom beside the WALKOUT door & UP to the back yard & LARGE INSULATED DOUBLE GARAGE/WORK SHOP. The 4th level features a RECREATION/ PLAY room, storage rooms & LAUNDRY AREA C/W FRONT LOAD WASHER & DRYER & Laundry SINK. recently installed "LENOX High efficiency furnace" & large hot water tank. Super Yard & Patio areas, west side & south back yard with lots of PATIO PLAY AREA, GRASS areas, & HOT GREEN HOUSE, quick possession available

Built in 1978

## Essential Information

MLS® #	A2225650
Price	\$599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,138
Acres	0.11



Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	3311 108 Avenue Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3G9

### Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Storage, Vinyl Windows, Chandelier, Central Vacuum, Laminate Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, ENERGY STAR Qualified Equipment, High Efficiency
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Exterior Entry, Finished, Walk-Up To Grade

### Exterior

Exterior Features	BBQ gas line, Storage, Rain Gutters, Uncovered Courtyard
Lot Description	Back Yard, City Lot, Landscaped, Back Lane, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 28th, 2025

Days on Market            66

Zoning                        (R-CG)

### **Listing Details**

Listing Office               Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.