

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

MLS® #A2210496

\$549,900

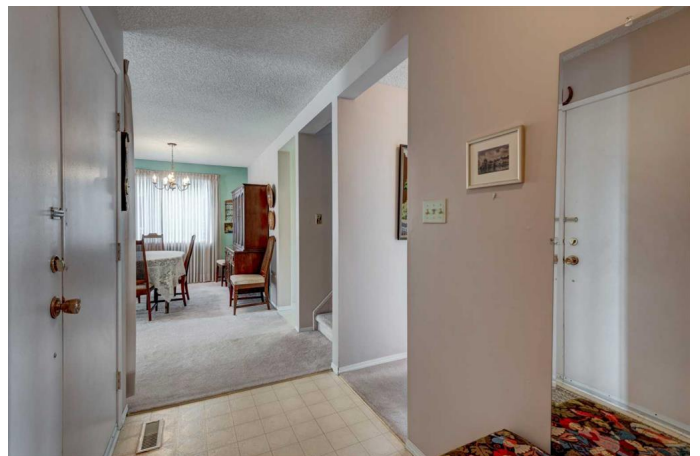
4 Bedroom, 3.00 Bathroom, 1,708 sqft

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 | 2 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.