

# \$849,900 - 1823 104 Avenue Sw, Calgary

MLS® #A2211813

**\$849,900**

4 Bedroom, 4.00 Bathroom, 1,993 sqft  
Residential on 0.16 Acres

Braeside., Calgary, Alberta

Welcome to 1823 104 Avenue SW, an immaculately maintained and extensively updated family home on an oversized lot! With over 2,600 SF of finished living space across three levels, this 4-bedroom, 3-bathroom home offers stylish functionality and comfort in equal measure. The spacious foyer greets you with natural light and elegant sightlines, highlighted by a decorative glass front door and warm hardwood floors. A modern staircase with wood and iron railing adds architectural interest. A cozy room (with fireplace) off of the front foyer would make a fantastic home office or den. The living room offers a comfortable gathering space with soft neutral tones, large windows, and a stone-surround thermostatically controlled gas fireplace. The formal dining room is ideal for hosting, featuring space for a large table and a wall of cabinetry with built-in buffet and room for a wine fridge. The fully renovated kitchen features white cabinetry, granite countertops, stainless steel appliances including stove with induction cooktop (gas line is installed in case you prefer a gas stove), and a charming bay window over the sink. A spacious laundry/mudroom and 2 piece powder room complete the main floor. Upstairs, you'll find three bedrooms including the primary suite with room for a king-sized bed! The 5-piece ensuite features double sinks, a soaker tub, and steam shower. A walk-in closet of this size is seldom seen in older communities! The second bathroom also includes dual sinks,



toilet and a tub/shower combo. The lower level adds incredible versatility with a large open rec room centered around a stone-accented gas fireplace, ideal for movie nights or teen hangouts. The fourth bedroom is tucked away for privacy, along with a full 4-piece bath. There's plenty of room in the utility room for storage! The oversized lot features a south facing backyard oasis with a multi-level stone patio, hot tub (negotiable), and additional parking for 3 more vehicles or small RV (up to 28') right off the alley. The oversized double garage is insulated, and heated (also RI for in-slab heating). Additional updates include: furnace (2012), 100 A electrical panel (2012), AC (2015), balance of windows not already replaced (2012), exterior and shingles (2020). Braeside is a welcoming southwest Calgary community known for its mature trees, parks, and walkable streets. Residents enjoy easy access to Southland Leisure Centre, Glenmore Reservoir pathways, and a variety of nearby schools and shopping options. With quick connections to transit and major routes, it's a convenient and family-friendly neighbourhood.

Built in 1969

### **Essential Information**

MLS® #	A2211813
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,993
Acres	0.16
Year Built	1969
Type	Residential
Sub-Type	Detached

Style 2 Storey  
Status Active

### Community Information

Address 1823 104 Avenue Sw  
Subdivision Braeside.  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2W 0A9

### Amenities

Parking Spaces 6  
Parking Double Garage Detached, Heated Garage, RV Access/Parking, Single Garage Attached, RV Gated  
# of Garages 3

### Interior

Interior Features Closet Organizers, No Smoking Home  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 3  
Fireplaces Gas, Living Room, Recreation Room, Stone, Den, See Remarks  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Other  
Lot Description Back Lane  
Roof Asphalt Shingle  
Construction Composite Siding, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 14th, 2025  
Days on Market 5

Zoning

R-CG

## **Listing Details**

Listing Office

RE/MAX Complete Realty

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