

# \$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.

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