

# \$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        76  
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.