

# \$899,900 - 1731 111 Avenue Sw, Calgary

MLS® #A2189467

**\$899,900**

5 Bedroom, 3.00 Bathroom, 1,470 sqft  
Residential on 0.15 Acres

Braeside., Calgary, Alberta

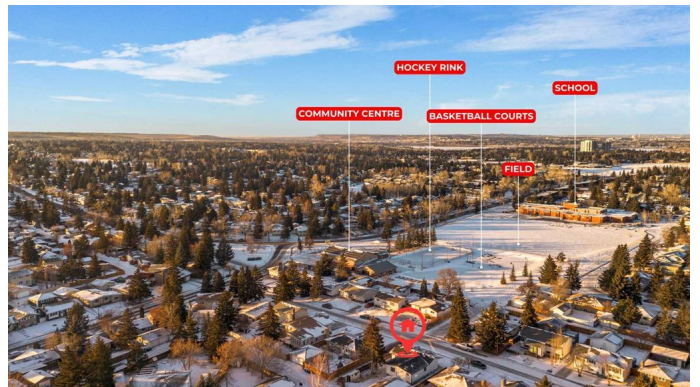
Welcome to this stunning, extensively renovated 1470 sqft bungalow in the sought-after SW community of Braeside. Completely transformed from the studs, this home boasts high-end upgrades throughout, including a stucco exterior, new roof, fascia, eaves, concrete patio, and windows. As you enter, you'll immediately notice the quality craftsmanship, with beautiful engineered hardwood flooring flowing throughout the main floor and stylish tile in the bathrooms. The gourmet kitchen features dual-tone cabinetry, built-in stainless steel appliances, and floating shelves, while the living room offers a cozy electric fireplace and more floating shelves. The main floor includes three spacious bedrooms, with the master suite offering a luxurious 5-piece ensuite bath with a feature wall. A maple glass railing leads to the fully developed basement, which is perfect for entertaining with a family room, wet bar, two additional bedrooms, a full bath, and laundry. Other highlights include a new furnace and water tank, and the home sits on a 60-foot wide RCG lot. Ideally located near schools, playgrounds, and a hockey rink, this home offers the perfect blend of style, comfort, and convenience.

Built in 1972

## Essential Information

MLS® #

A2189467



Price	\$899,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,470
Acres	0.15
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1731 111 Avenue Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1R6

### **Amenities**

Parking Spaces	3
Parking	Additional Parking, Concrete Driveway, Double Garage Detached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Bar, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Washer
Heating	High Efficiency, Electric, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Great Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 22nd, 2025
Days on Market	74
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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