

# \$650,000 - 708 101 Avenue Sw, Calgary

MLS® #A2252037

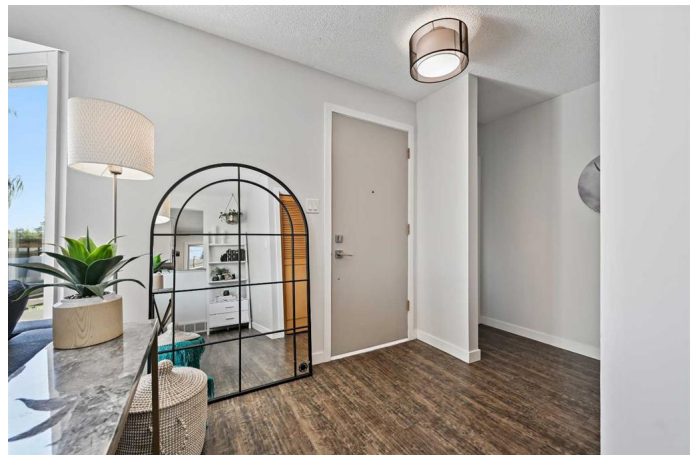
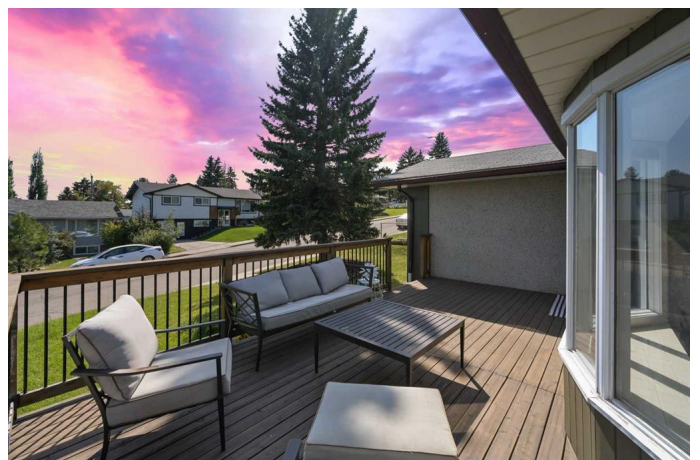
**\$650,000**

4 Bedroom, 2.00 Bathroom, 1,230 sqft  
Residential on 0.13 Acres

Southwood, Calgary, Alberta

**\*Open House - Aug 30 & 31 (11-4pm)\***

Welcome to this beautifully updated 4-bedroom, 2-bathroom bungalow in the heart of Southwood! Offering over 1,229 Sq.Ft of stylish living space above grade (2290 Sq.Ft total living space), this home blends comfort, functionality, and opportunity. Step inside to find luxury vinyl plank flooring, stainless steel appliances, and an open, sun-filled layout highlighted by a stunning bay window that floods the main floor with natural light. The fully renovated 5-piece bathroom upstairs adds a touch of luxury, while the thoughtfully designed 3 bedrooms up provide plenty of space for families or guests. A separate side entrance leads to the basement, which features a large 4th bedroom, a 3-piece bathroom, and plumbing rough-ins—perfect for creating a future legal/illegal secondary suite (subject to city approval). Investors, take note! One of the standout features of this home is the heated sunroom with a skylight—a cozy space to enjoy year-round, no matter the weather. Step outside to your choice of a spacious front deck or rear deck, perfect for morning coffee or evening BBQs. The large backyard offers plenty of room to entertain, garden, or let the kids and pets play, and there's already a single-car garage with space to build a double if desired. Commuting is a breeze with a 5-minute walk to the Southland LRT Station, and you're just minutes from Macleod Trail, Stoney Trail, and top-rated schools including Southwest



Elementary, Harold Panabaker School, and Dr. E.P. Scarlett High School. Plus, enjoy being close to a variety of shopping, dining, and everyday amenities. This move-in-ready home offers the perfect blend of modern updates, prime location, and suite potential-book your private tour today. Contact your favorite Realtor today to book a showing before this one is gone!

Built in 1962

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252037    |
| Price          | \$650,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,230       |
| Acres          | 0.13        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 708 101 Avenue Sw |
| Subdivision | Southwood         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2W 0A1           |

**Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Off Street, Parking Pad, Single Garage Detached |
| # of Garages   | 1                                               |

**Interior**

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum                                                                     |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                         |
| Cooling           | None                                                                                               |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Wood Burning                                                                                       |
| Has Basement      | Yes                                                                                                |
| Basement          | Exterior Entry, Finished, Full                                                                     |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Garden              |
| Roof              | Asphalt Shingle                           |
| Construction      | Asphalt, Metal Siding, Stucco, Wood Frame |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 6                 |
| Zoning         | H-GO              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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