1703 107 Avenue SW

Calgary | Active | MLS® A2344220

$850,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1968**	**1,470 sq. ft.**

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Listed by RE/MAX First

A closer look

A truly unique Braeside home on one of the largest corner lots in the community! Extensively renovated and thoughtfully customized, this character-filled bi-level offers an impressive 2,700 sq. ft. of finished living space, incredible versatility, and a backyard that feels like your own private retreat. Step inside and you’re welcomed by a spacious and charming foyer, custom iron-pipe railing and staircase that leads into the heart of the home. The bright, open-concept living space is warm and inviting, centered around a wood-burning fireplace and large butcher-block island. The country-inspired kitchen features concrete countertops, SS appliances, gas stove, and built-in bench seating-creating great for everyday life and entertaining. Outside the home truly comes alive. The expansive corner lot offers south and west exposure, capturing sunshine throughout the day. A cozy covered seating area, private firepit, garden space, two sheds - one exceptionally well-built and professional, along with a large parking pad with room for vehicles, RV, boat, or future garage. The northeast corner of the property has also been approved for a large detached garage (Example pics 1 and 2 - ask us for permits and RPR). Back inside, the main floor offers a peaceful primary retreat complete with a walk-in closet and 2-piece ensuite that with a minor reno could easily convert to a full bath. Two additional generous bedrooms-ideal for a growing family with a stunning 5-piece bathroom featuring a walk-in shower, beautiful tile work, and thoughtful craftsmanship throughout to complete the main level. Downstairs, the possibilities continue with a separated one bedroom area with bar or kitchenette. This spacious living area also has a gas fireplace and gorgeous 4-piece bathroom-providing flexibility for extended family, guests, or additional living space. This level also features a flex room to serve as an office, den, or even a bedroom. The large laundry area includes a newer furnace and hot water tank, along with an additional storage closet. Just off the home, the attached single-car garage provides incredible storage or small vehicle security. With a comprehensive renovation completed and all but the main-floor bay window replaced, along with a roof, soffits and eaves that are approximately 10 years young, this home offers the opportunity to simply move in and enjoy. Located just steps from schools, the recreation center, shops and everyday amenities, with quick access to major commuting routes, this is a home that truly offers the best of both worlds-character, comfort, thoughtful updates, incredible outdoor space, and a lifestyle that keeps you connected to everything you need. Homes with this much personality, versatility, and outdoor space are rarely found. Come see for yourself what makes this Braeside property so special-you won’t want to miss it.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344220
Bedrooms	5
Bathrooms	3
Year Built	1968
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bi-Level
Total Living Area:	1,470 sq. ft.
Main Level Finished Area:	1,470 sq. ft.
Below Grade Finished Area:	1,245 sq. ft.
Acreage:	No
Lot Area:	11,829 sq. ft.
Lot Frontage:	129'3¼"
Front Exposure:	North
Levels:	Bi-Level
Total Rooms Above Grade:	7
Year built:	1968 (Age: 58)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	5469JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Basement, Gas, Living Room, Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Additional Parking, Alley Access, Driveway, Front Drive, Parking Pad, Rear Drive, RV Access/Parking, Single Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Braeside (Calgary)
Appliances:	Bar Fridge, Dishwasher, Garage Control(s), Garburator, Gas Oven, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Shed x 2, AC unit,
Restrictions:	None Known
Main Floor	Living Room · 20'3" × 16'8" ·
Main Floor	Kitchen · 16'7" × 11' ·
Main Floor	Dining Room · 11' × 10' ·
Main Floor	Bedroom - Primary · 14'3" × 11'1" ·
Main Floor	Bedroom · 11'11" × 9'10" ·

Main Floor	Bedroom · 11'2" × 8'6" ·
Main Floor	Foyer · 7'11" × 4'2" ·
Basement	Game Room · 19'10" × 15'11" ·
Basement	Bedroom · 10'7" × 9'5" ·
Basement	Bedroom · 11'7" × 6'9" ·
Basement	Laundry · 10'10" × 10'8" ·
Basement	Storage · 6'7" × 6' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths
Interior Features:	Beamed Ceilings, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan
Exterior Features:	Fire Pit, Private Yard
Patio And Porch Features:	Deck, Enclosed, Front Porch, Pergola
Lot Features:	Back Lane, Back Yard, Corner Lot, Front Yard, Open Lot, Pie Shaped Lot, Private, Reverse Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1703-107-avenue-sw-calgary-a2344220/

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