1707 107 Avenue SW

Calgary | Active | MLS® A2356412

$734,900









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1968**	**2,230.81 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Complete Realty

A closer look

Rare, beautiful 2-storey home with a double detached garage, located in Braeside-just steps from schools and parks, with easy access to 14th Street and local amenities. Features a sun-filled south-facing backyard. Exceptionally well-maintained, offering 5 bedrooms and 2 bathrooms in a bright, open-concept floor plan. Upgraded throughout the years, including a formal living room with a fireplace and an updated gourmet kitchen featuring granite countertops, a designer tiled backsplash, a new dishwasher, and stainless steel appliances open to the dining area.
Two main-floor bedrooms offer great flexibility as home offices or hobby spaces, served by an updated 4-piece bath. A staircase leads upstairs to a spacious primary bedroom (over 13 feet wide) complete with a walk-in closet. Two additional good-sized bedrooms feature hardwood flooring alongside an updated 4-piece bath with double sinks and a renovated oversized shower.
The fully developed basement includes a large recreation/games room, a flex/hobby room, and plenty of storage. Outfitted with a brand-new furnace and a newer hot water tank (2021).
Upgraded windows throughout, including recently installed triple-pane windows in the primary bedroom, dining room, and main-floor bedroom. Features a newer roof, eavestroughs, and downspouts. Enjoy a beautifully landscaped, south-facing backyard with a deck and an oversized double detached garage.
Pride of ownership shines throughout. An exceptional family home offering incredible value

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356412
Bedrooms	5
Bathrooms	2
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:	2 Storey

Total Living Area:	2,230.81 sq. ft.
Main Level Finished Area:	1,294.42 sq. ft.
Upper Level Finished Area:	936.39 sq. ft.
Below Grade Finished Area:	892.59 sq. ft.
Acreage:	No
Lot Area:	6,350 sq. ft.
Lot Frontage:	41'7¼"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1968 (Age: 58)
Bedrooms:	5 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	5469JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Door Opener, Workshop in Garage
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Hall, Main Level
City Quadrant:	Southwest
Community:	Braeside (Calgary)
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Microwave, garage control, garage opener
Restrictions:	None Known
Main Floor	Living Room · 20'10" × 13'11" ·
Main Floor	Kitchen · 14'3" × 10'10" ·
Main Floor	Dining Room · 12' × 10'11" ·
Main Floor	Foyer · 10'11" × 5'1" ·
Main Floor	Bedroom · 12'3" × 10'4" ·
Main Floor	Bedroom · 12'5" × 11'10" ·
Main Floor	Laundry · 5'1" × 2'5" ·
Main Floor	Entrance · 6'11" × 3'4" ·
Upper Level	Bedroom - Primary · 19'7" × 12'5" ·
Upper Level	Walk-In Closet · 7'8" × 3'11" ·

Upper Level	Bedroom · 15'10" × 10'1" ·
Upper Level	Walk-In Closet · 3'6" × 3'1" ·
Upper Level	Walk-In Closet · 3'6" × 3'1" ·
Upper Level	Bedroom · 15'10" × 10'3" ·
Upper Level	Walk-In Closet · 6'2" × 3'3" ·
Basement	Game Room · 23'10" × 20'4" ·
Basement	Den · 9'8" × 8'6" ·
Basement	Other · 5'3" × 4' ·
Basement	Cold Room/Cellar · 15'1" × 9' ·
Basement	Furnace/Utility Room · 12'2" × 10'10" ·
Basement	Storage · 7'8" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s)
Interior Features:	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Sloped, Street Lighting, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1707-107-avenue-sw-calgary-a2356412/

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