

# \$899,900 - 823 104 Avenue Sw, Calgary

MLS® #A2229704

**\$899,900**

4 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.13 Acres

Southwood, Calgary, Alberta

**\*\* Open House Sunday June 15 11am- 2pm\*\***

Welcome to this stunning, fully renovated/reimagined bungalow in the heart of Southwood, offering over 2,200 sq ft of beautifully developed living space and thoughtful upgrades throughout. This home effortlessly blends function, comfort, and style in one of Calgary's most established neighbourhoods. Step into the vaulted ceiling open-concept main floor, where a spacious living room flows seamlessly into a designer kitchen featuring a large central island with extra storage, custom cabinetry, and premium finishes. The added mudroom off the rear garage entry is a standout feature—rare for the area—offering exceptional space for storage, organization, and everyday convenience. Upstairs, you'll find 2 spacious bedrooms, including a luxurious primary suite complete with a custom walk-in closet and a spa-inspired ensuite featuring a double vanity, a custom tiled shower, and a bespoke tile base. A convenient main floor laundry room enhances everyday living. The fully developed basement includes 2 more bedrooms, a large den perfect for a home office or gym, and a generous rec room—ideal for family movie nights or entertaining guests. Out back, enjoy your private, south-facing yard with a concrete patio green space and even an apple tree—perfect for summer evenings. The home backs directly onto a school, creating a peaceful setting with no neighbours behind. A double detached



garage off the alley completes the package.  
Located within walking distance to the  
Southland LRT, shopping, parks, and schools,  
this home offers square footage and thoughtful  
upgrades rarely found in Southwood.

Built in 1963

### Essential Information

MLS® #	A2229704
Price	\$899,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,344
Acres	0.13
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	823 104 Avenue Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0A4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Gas Range, Microwave, Range Hood,

	Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 10th, 2025
Days on Market	13
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bravo Realty
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