

# \$464,900 - 3102 109 Avenue Sw, Calgary

MLS® #A2219280

**\$464,900**

3 Bedroom, 2.00 Bathroom, 844 sqft

Residential on 0.07 Acres

Cedarbrae, Calgary, Alberta

**\*\*OPEN HOUSE - Sunday June 8, 1-3 PM\*\***

Welcome to this charming corner-lot half-duplex in the heart of Cedarbrae. This 3-level split offers the perfect blend of comfort, functionality, and convenience, ideal for a small family or those looking to invest in a well-established neighborhood and not have to pay any condo fees! As you approach the home, mature trees and a large front lawn create a welcoming curb appeal. The exterior features a mix of warm-toned wood siding and brick accents, complemented by a newer exterior doors that invite you inside. Step into the bright and spacious living room where large front windows fill the space with natural light, highlighting the clean neutral tones and vaulted ceilings that add a sense of openness. Upstairs, the dining area seamlessly connects to the kitchen, which has been tastefully updated with white cabinetry, a modern mosaic tile backsplash, sleek quartz countertops, and matching white appliances. The kitchen also includes a convenient undermount double sink and the dining room window provides natural light to the space. This home offers 2 comfortable bedrooms upstairs, with cozy carpeting and generous closet space, as well as updated window coverings, the renovated 4-piece main bath features a newer vanity, contemporary fixtures, and low-maintenance finishes. The fully developed basement provides additional living space with durable vinyl plank flooring, a huge basement bedroom (can also be used as



a rec room) and a modernized 3-piece bathroom, complete with a corner shower. The backyard is fully fenced for the pets and children, and provides a private outdoor retreat, shaded by mature evergreens and offering ample space for hosting summer barbecues. Lots of street parking along the front and side of the home.

Beautiful views of the park across the street, alley access and walking distance to schools, parks, shopping, and transit, this home combines a quiet residential setting with easy access to all amenities. Don't miss the opportunity to own this beautifully maintained and move-in-ready property in one of Calgary's most welcoming communities.

Built in 1978

### Essential Information

MLS® #	A2219280
Price	\$464,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	844
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	3 Level Split, Side by Side
Status	Active

### Community Information

Address	3102 109 Avenue Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2W 3H2

### Amenities

Parking Spaces 4

Parking On Street, Stall

### Interior

Interior Features High Ceilings, No Smoking Home, Storage, Vinyl Windows

Appliances Dishwasher, Oven, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Playground, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Few Trees

Roof Asphalt Shingle

Construction Cedar

Foundation Poured Concrete

### Additional Information

Date Listed May 9th, 2025

Days on Market 58

Zoning R-CG

### Listing Details

Listing Office Greater Calgary Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.