

# \$409,900 - 618 110 Avenue Sw, Calgary

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MLS® #A2240486

## \$409,900

3 Bedroom, 2.00 Bathroom, 645 sqft

Residential on 0.08 Acres

Southwood, Calgary, Alberta

Fabulous three bedroom, two bathroom, family home just steps from the park....on a very private corner lot. The massive kitchen has patio doors to a lovely south west facing deck with spacious back yard. For those cold nights cozy up around the brick fireplace. A single car garage completes your home. Unbelievable value with over 1200 sq feet of development ..... call your favorite realtor today!

Built in 1973

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2240486               |
| Price          | \$409,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 645                    |
| Acres          | 0.08                   |
| Year Built     | 1973                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

## Community Information

Address 618 110 Avenue Sw



|             |           |
|-------------|-----------|
| Subdivision | Southwood |
| City        | Calgary   |
| County      | Calgary   |
| Province    | Alberta   |
| Postal Code | T2W 1W6   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks                                |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |
| Cooling           | None                                       |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Brick Facing, Great Room, Wood Burning     |
| Has Basement      | Yes  |
| Basement          | Finished, Full                             |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard                                 |
| Lot Description   | Corner Lot, Fruit Trees/Shrub(s), Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Wood Frame, Wood Siding                      |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 10              |
| Zoning         | M-CG d44        |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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