

# \$573,900 - 3114 109 Avenue Sw, Calgary

MLS® #A2201143

**\$573,900**

3 Bedroom, 2.00 Bathroom, 858 sqft

Residential on 0.06 Acres

Cedarbrae, Calgary, Alberta

Attention first-time home Buyers and Investors! Welcome to this extensively upgraded and fully developed bi-level home in the heart of Cedarbrae—perfectly set up for multi-generational living or as a turnkey investment property. With the separation of the two units, a legalized secondary suite (2022), two separate mailing addresses, and thoughtful renovations throughout, this home offers flexibility, comfort, and lasting value. The main level features two bedrooms, a full bath, and a spacious, light-filled layout. Enjoy hardwood and tile flooring, a generous foyer, a remodeled kitchen with quartz countertops, and a new laundry area for improved flow. The entire house was freshly painted in 2025, including walls, trim, and ceiling, and the roof was replaced in 2024 for added peace of mind. The legal secondary suite boasts one bedroom, a full bath, and a bright, open-concept family room with an upgraded gas fireplace. The legal suite also features a new kitchen, separate laundry, fresh paint (2025), new flooring (2022), new pot lights (2025), and a newly added window for more natural light. Wired smoke and CO detectors (2022) are installed in both units for enhanced safety, along with updated plumbing and electrical throughout the home. The private backyard is landscaped. It has a big patio and a new fence, added in 2022. The treed backyard comes with a dedicated parking pad for two vehicles per city requirement, plus plenty of street parking. Best of all, you're right



across the street from the school, park, baseball diamonds, the community center, and transitâ€”a truly unbeatable location. This property is a faithful mortgage helper and income-generating gemâ€”with the main floor previously rented at \$2,000/month and the lower level at \$1,500/month. Whether you're looking to live up and rent down, accommodate extended family, or grow your rental portfolio, this cash-flowing Cedarbrae home delivers exceptional value, comfort, and long-term potential. Call today to view!

Built in 1977

### Essential Information

MLS® #	A2201143
Price	\$573,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	858
Acres	0.06
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	3114 109 Avenue Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3H2

### Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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