

# \$649,999 - 1808 111 Avenue Sw, Calgary

MLS® #A2234786

## \$649,999

5 Bedroom, 3.00 Bathroom, 1,190 sqft  
Residential on 0.14 Acres

Braeside., Calgary, Alberta

Fully Developed Braeside Bungalow OFFERS 5 Bedrooms PLUS 2.5 Bathrooms in a PRIME Location. This is the one youâ€™ve been waiting for â€“ a BUNGALOW on a quiet corner lot, backing onto green space, the Braeside Community Association, skating rink and Braeside school. Let your kids go play or watch them walk to school SAFELY! With no neighbours to the East, thanks to the paved alley, you get privacy, sunshine and open views all around â€“ plus only front shoveling in the winter! Step inside and feel the warmth of this home: hardwood floors, a cozy gas fireplace, sunny south-facing windows that flood the main living space with natural light. The dining room is ideal for family dinners or holiday gatherings and the kitchen offers plenty of cabinetry, stainless steel appliances, a central island for entertaining PLUS a big window that looks straight into your west-facing backyard â€“ perfect for keeping an eye on the kids or pups. Outside, enjoy your own slice of paradise with a cedar deck, BBQ gas hookup, a charming shed (future playhouse?), RV or boat parking & a HEATED double garage. Itâ€™s fully fenced and ready for summer! Three bedrooms upstairs ALL with HARDWOOD, including a primary suite with a private 2-piece ensuite, a full 4-piece bath. Downstairs is fully finished with two more bedrooms (non-egress), a 3-piece bath, a large rec room and tons of storage. But the location? Unbeatable. Minutes to Costco, Southland Leisure Centre, Co-op, Glenmore



Reservoir and countless parks and pathways. Youâ€™re just 20 minutes to downtown with quick access to major roadways and transit. Love an active lifestyle? This is your base for biking, walking, skating, playing, and exploring. The community of Braeside is known for its welcoming spirit, year-round events and unbeatable convenience. Vacant and move-in ready â€“ this home has it all. Donâ€™t miss out â€“ book your showing today!

Built in 1972

### Essential Information

MLS® #	A2234786
Price	\$649,999
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,190
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1808 111 Avenue Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1R5

### Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Heated Garage, On Street, Parking Pad, Paved, RV Access/Parking

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Kitchen Island, No Smoking Home, Recessed Lighting, See Remarks, Soaking Tub, Storage, Track Lighting

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Other, Private Yard

Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, No Neighbours Behind, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed June 26th, 2025

Days on Market 8

Zoning R-CG

### Listing Details

Listing Office Royal LePage Benchmark

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.