

# \$650,000 - 1623 111 Avenue Sw, Calgary

MLS® #A2268316

## \$650,000

4 Bedroom, 3.00 Bathroom, 1,218 sqft

Residential on 0.18 Acres

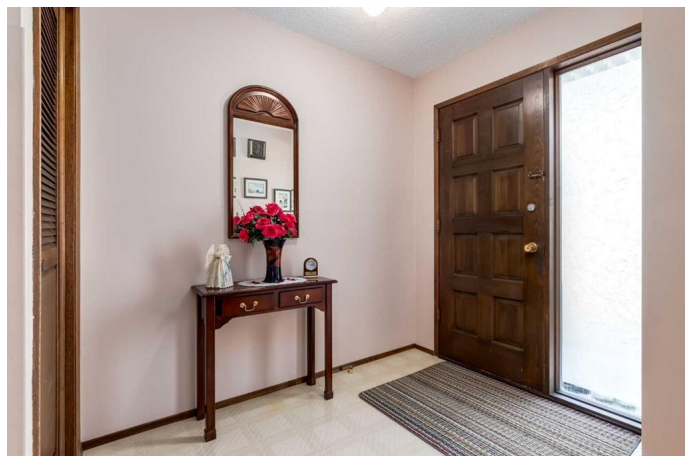
Braeside., Calgary, Alberta

This charming 4-bedroom, 2.5-bathroom fully developed family home is located in the highly sought-after community of Braeside. The home boasts stunning hardwood floors on both the main level and the upper-level bedrooms. The spacious primary bedroom includes a convenient 2-piece ensuite, while two additional bedrooms and a 3-piece bathroom complete the upper level. The main level features a welcoming foyer, a cozy living room, a dining room, and an eat-in kitchen. The walk-up level offers another 4-piece bathroom, an extra bedroom, and a generously sized family room. The basement includes a rec room along with a laundry and utility area. Recent upgrades include a newer roof, furnace, and hot water heater. The property sits on a large south-backing lot with a heated double detached garage and RV parking accessible from the back lane. Ideally situated, this home is just steps away from the school and Braeside Community Center.

Built in 1972

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2268316  |
| Price      | \$650,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,218         |
| Acres          | 0.18          |
| Year Built     | 1972          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1623 111 Avenue Sw |
| Subdivision | Braeside.          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2W 1R6            |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Double Garage Detached, RV Gated |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry                                                                                  |
| Appliances        | Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central, Forced Air, Natural Gas                                                                                         |
| Cooling           | None                                                                                                                     |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full                                                                                                                     |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Metal Siding, Stone, Wood Frame  |
| Foundation        | Poured Concrete                  |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 6th, 2025 |
|-------------|--------------------|

|                |      |
|----------------|------|
| Days on Market | 3    |
| Zoning         | R-CG |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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