

# \$625,000 - 2628 106 Avenue Sw, Calgary

MLS® #A2269173

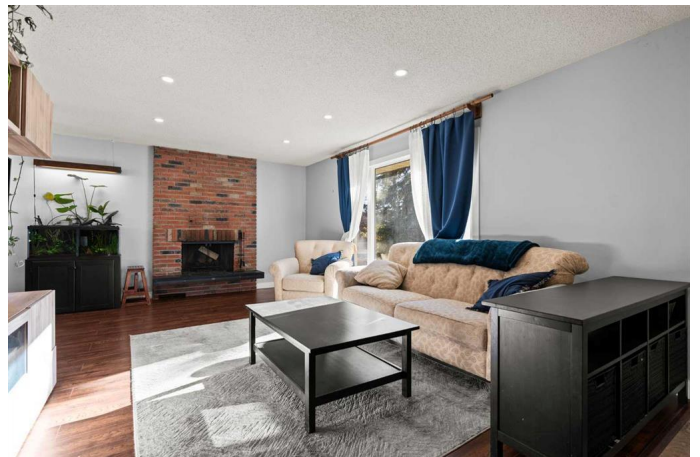
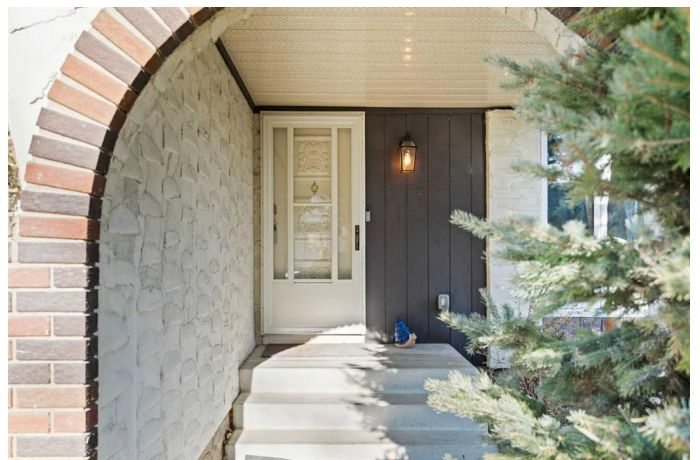
**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,209 sqft  
Residential on 0.12 Acres

Cedarbrae, Calgary, Alberta

**\*OPEN HOUSE TODAY Nov 9 12-2:30pm\***

This property is a **MUST SEE!** Tucked away on a large traditional lot, this beautiful bungalow offers timeless character with numerous updates throughout. Step inside to discover a bright main floor with a traditional layout featuring three spacious bedrooms, including a primary suite with its own 2-piece ensuite. A cozy brick-facing wood-burning fireplace is a standout feature, enjoyed from both the living and dining rooms. The expansive kitchen impresses with stainless steel appliances, ample counter space, a massive window overlooking the backyard, a chalkboard wall, and a full pantry wall that doubles as a stylish coffee bar or entertaining station. Step through sliding patio doors to your private backyard oasis – a sunny retreat complete with a deck and pergola lit by Edison bulbs, a BBQ gas hookup, raised garden beds, an irrigation system, a rain barrel, and a storage shed. The oversized garage (21'4" x 21'7") is a dream come true for hobbyists, mechanics, or makers – fully equipped with electric heat and air conditioning, built-in worktables, bin storage, a ceiling fan, an EV plug, and its own 100-amp panel. The ultimate workspace! The fully finished lower level offers endless possibilities – a spacious rec room and games area with a wet bar, a second gas fireplace, a 4-piece bath, a den/office or fourth bedroom, a laundry room, a dry sauna, and plenty of storage. Recent upgrades include newer electrical,



furnace, hot water tank, roof, lighting, windows, laminate flooring, A/C, paint and baseboards downstairs, Cat 5 wiring in every room, wood panel accents and linen storage in the hallway, and a refreshed deck and fence. This home is truly move-in ready – yet still brimming with potential for your personal touch. Add in a welcoming community with programs and events through the Cedarbrae Community Association, and you’ve found the perfect home that combines character, comfort, and convenience in one irresistible package. You’ll love being minutes from everything – multiple schools, churches, parks, Southcentre Mall, Rockyview Hospital, and the greenspaces and pathways connecting South Glenmore Park, Fish Creek Park, and the Braeside off-leash dog park. With quick access to Stoney Trail, Glenmore, Macleod, and 22X, the entire city is at your doorstep. Stylish, functional, and filled with warmth – this is the perfect place to call home.

Built in 1973

### Essential Information

MLS® #	A2269173
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,209
Acres	0.12
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2628 106 Avenue Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2J1

### **Amenities**

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

### **Interior**

Interior Features	Wet Bar, Wired for Data
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Raised Hearth, Wood Burning, Masonry
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 7th, 2025
Days on Market	13
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.