

\$849,000 - 2003 117 Avenue Sw, Calgary

MLS® #A2262740

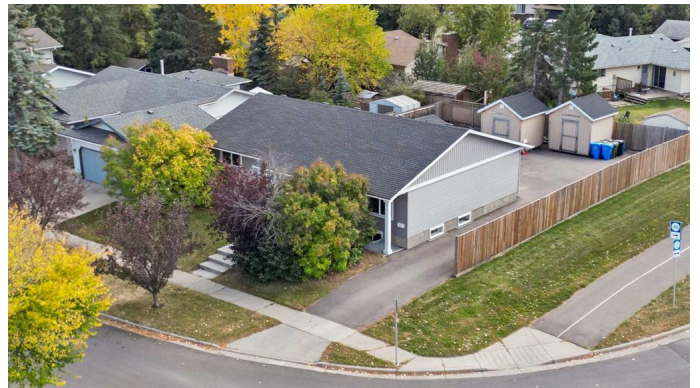
\$849,000

5 Bedroom, 3.00 Bathroom, 1,583 sqft

Residential on 0.16 Acres

Woodlands, Calgary, Alberta

Discover this fully renovated, custom bungalow with a legal suite nestled in the mature, family-friendly community of Woodlands (SW Calgary). Boasting over 3,000 sq. ft. of total living space, this home offers 5 bedrooms, 3 full bathrooms, and sits proudly on an oversized 68-ft-wide corner lot (7,100 + sq. ft.) with a sun-soaked south backyard and extended driveway. Step inside to find a bright, open-concept layout designed for modern living. The spacious living room flows effortlessly into the show-stopping chef's kitchen, featuring an 8-ft island, stainless-steel built-in appliances, custom cabinetry, quartz countertops, designer backsplash, and elegant lighting. A large dining area easily accommodates gatherings for 8-10 guests. Down the hall, you'll find three spacious bedrooms, including a serene primary retreat complete with a luxury ensuite boasting dual sinks and a fully tiled glass shower. The two secondary bedrooms share a beautifully upgraded full bath. Every detail of this renovation has been meticulously executed with quality materials and craftsmanship—including a newer roof, siding, Plygem windows and doors, updated electrical (including panel), ABS + PEX plumbing, two high-efficiency furnaces with independent thermostats, a 75-gallon HWT, R-40 insulation, pot lights, modern flooring (LVP, tile, carpet), fresh paint, and knock-down ceilings. The exterior upgrades include new concrete work, an extended paved driveway



for 4+ vehicles or RV parking, and over \$10K in landscaping. The legal suite (over 1,400 sq. ft.) is bright, spacious, and designed with functionality in mind – offering a large living area, full kitchen with pantry, two generous bedrooms, and a beautifully updated bathroom. Whether you’re looking for a mortgage helper, rental investment, or Airbnb opportunity, this legal suite delivers flexibility and strong income potential. Enjoy summer days in your sun-filled south backyard, complete with a pressure-treated deck, two large storage sheds, and a fully fenced yard. Located within walking distance to Woodlands School, and just minutes from Fish Creek Park, South Glenmore Park, Southland Leisure Centre, Costco, Southcentre Mall, Anderson LRT, and quick routes to major highways – this home combines the peace of a mature neighbourhood with unbeatable convenience. A rare turnkey home offering timeless style, income potential, and everyday comfort.

Built in 1977

Essential Information

MLS® #	A2262740
Price	\$849,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,583
Acres	0.16
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2003 117 Avenue Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2Y7

Amenities

Parking Spaces	4
Parking	Parking Pad, RV Access/Parking

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Corner Lot, Irregular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.