



GRASSROOTS
REALTY GROUP

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2531 Southwood Drive SE
Calgary, Alberta

MLS # A2228859



\$620,000

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,046 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Level, Rectangular Lot, Underground Sp		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	Solar panels		

Welcome to your new home in the established Southview neighborhood! This charming bungalow is perfect for those looking to downsize, first-time homebuyers, or investors seeking an affordable opportunity. This home has 4 bedrooms and 2 full baths! The home boasts modern updates throughout, making it move-in ready. Pride of ownership is evident in this home, meticulously cared for by the owner. Every detail has been thoughtfully renovated, showcasing the owner's dedication throughout the entire property. The primary bedroom features a spacious master walk-in closet, and includes a relaxing jacuzzi tub. The exterior is beautifully landscaped with low-maintenance features, including composite decking, a full irrigation system, and gutter guards - making outdoor upkeep easy and efficient. Gas lines are installed for both a BBQ and a firepit, perfect for year-round entertaining. With a heated double detached garage, perfect for handymen or hobbyists, and energy-efficient solar panels to help reduce electricity costs, this property checks all the boxes. Nestled in a quiet, mature community, you'll enjoy quick access to downtown, scenic pathways, parks, public transit, shopping, schools, and recreational amenities. Plus, you're just minutes from a golf course, zoo, bird sanctuary, and Valley View Park. This home truly has it all! Call your favorite realtor today to book a showing!