



**GRASSROOTS**  
REALTY GROUP

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**11023 Southdale Road SW**  
**Calgary, Alberta**

**MLS # A2229703**



**\$839,900**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,729 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub		

**Inclusions:** large cabinet, shelving in garage, shed, natural gas bbq

Welcome to 11023 Southdale Rd, Sw, an immaculately maintained and extensively updated ONE FAMILY HOME, on a LARGE corner lot! With over 2,500 SF of finished living space across three levels, this 5-bedroom, 3-bathroom home offers an EXTENSIVELY RENOVATED, OPEN FLOOR PLAN KITCHEN, DINING AND LIVING AREA, AS WELL AS FAMILY ROOM, 3-PIECE BATH. LAUNDRY AND BEDROOM ON THE MAIN FLOOR. Then a COMPLETELY RENOVATED TOP FLOOR WITH 2 BEDROOMS, BATH AND NOOK AREA. BELOW IS ANOTHER LAUNDRY AREA, RECROOM, BAR, 2 BEDROOMS AND BATH. DBL ATTACHED DGARAGE, beautiful landscaped lawns, real curb appeal. This home has so much room for a big family to grow. Location is everything, and this home delivers. You're located in a quiet street, only minutes from pubs and restaurants, groceries, and green spaces. Just a short way to the Southland C-Train Station, the Southcentre Mall, Superstore, Walmart, and Southland Leisure Centre. Families will also appreciate being within walking distance to nearby schools as well as parks and playgrounds. You won't find another home like this in this area.