



GRASSROOTS
REALTY GROUP

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11147 Southdale Road SW
Calgary, Alberta

MLS # A2248986



\$599,900

Division:	Southwood		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,485 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Central Air

What a great opportunity to acquire a RARE 3 LEVEL SPLIT detached home with a DOUBLE FRONT ATTACHED GARAGE, located on a QUIET STREET in the SOUGHT-AFTER community of SOUTHWOOD! Updated over the years and very well taken care of, this home is IDEAL FOR A FAMILY. The main floor features a spacious living room with HARDWOOD FLOORING, a corner GAS FIREPLACE, and access to the backyard; plus a FUNKY KITCHEN with plenty of cupboards, stone countertops, a wine rack, a cooktop stove, and a built-in oven. The upper level offers a large primary bedroom with a walk-in closet and a 3PC ENSUITE upgraded BATHROOM, along with two more generously sized bedrooms and a 4PC updated bathroom. The basement provides a large RECREATION/FAMILY ROOM, a 2PC bathroom, and a massive crawl space perfect for storage. Your future home is equipped with CENTRAL AIR CONDITIONING. The double garage is HEATED and has a freshly painted floor. The MASSIVE BACKYARD boasts a LARGE DECK, a shed, a concrete pad for a hot tub, a BBQ GAS LINE plus the added bonus of a back lane. All WINDOWS HAVE BEEN UPDATED TO VINYL. BRAND NEW CARPET throughout the upper level as well! You'll be ideally located within walking and biking distance to excellent schools, including Ethel M. Johnson (Elementary), Harold Panabaker (Jr. High), and Dr. E.P. Scarlett (High School) with the Calgary Board of Education. Nearby options also include St. Stephen's (Elementary) under the Catholic school system and Foundations for the Future Academy, a private charter elementary school. Close to Anderson LRT, Superstore, major bus routes, Anderson Road, and Macleod Trail — this is the perfect location for families and commuters alike. COME VIEW IT NOW!

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