



GRASSROOTS
REALTY GROUP

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300 Sackville Drive SW
Calgary, Alberta

MLS # A2254043



\$659,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,152 sq.ft.	Age:	1968 (57 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Prime West Southwood Location! Situated on a quiet street across from schools and a park, this beautifully updated home sits on a huge south-facing lot with a sunny deck, perfect for relaxing or entertaining. With 2,150 sq. ft. of total living space, this home blends comfort, style, and functionality. Walk in and immediately notice gorgeous Egyptian ceramic tile flooring in main entrance and brand-new flooring flows seamlessly throughout. The main floor offers 3 spacious bedrooms, eat-in kitchen with updated maple cabinets, brand-new quartz countertops, brand-new electric stove, other newer appliances, elegant crown moldings, and a renovated bathroom. The fully developed basement illegal suite with a separate entrance provides extra value and privacy, featuring 2 bedrooms, second kitchen, bathroom, recreation room, plus Roxul soundproof insulation between levels. Car enthusiasts will love the oversized 24' x 24' garage, insulated, drywalled, with windows, attic storage, upgraded 220V power, and a maintenance-free exterior. Updates: New vinyl flooring (2025), Fresh paint (2025), Quartz countertops (2025), Kitchen cabinets (2025), New stove (2025), New bedroom doors (2025), New hot water tank (2025). Additional upgrades in recent years include roof, insulation, gutters, soffits, fascia, furnace, and fencing. This move-in-ready home checks all the boxes, location, space, and upgrades!