



**GRASSROOTS**  
REALTY GROUP

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126 Springwood Drive SW  
Calgary, Alberta

MLS # A2261893



**\$649,900**

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,048 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Carport, On Street, Rear Drive		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Low M		

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

Inclusions: N/A

This Great Home is Nestled in the established neighborhood of Southwood surrounded by all levels of schools, shopping and public transit. This home has been lovingly cared for over 60 years and features refinished hardwood floors throughout the main floor, freshly painted and has a bright open floor plan with a living/dining room combo. This home has 3 spacious bedrooms up/ 2 downstairs. It also comes with a total of 2 full bathrooms and a finished basement with a recreation room. Upgrades include 6 year old roof, 3 year old furnace, 2 year old water heater. The private backyard features a 18' x 24' covered carport and a new fencing. What a great place to live close to all amenities. Don't miss this opportunity! 126 Springwood Dr. SW