



**GRASSROOTS**  
REALTY GROUP

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**10831 5 Street SW**  
**Calgary, Alberta**

**MLS # A2267053**



**\$438,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	860 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

Great Location in Southwood! This bi-level half duplex offers excellent value and flexibility. The main floor features two spacious bedrooms, beautiful bamboo hardwood flooring, and a bright living room with access to a private patio. The fully developed basement includes two additional bedrooms, a large family room, and a 3-piece bathroom — perfect for guests or extended family. Walking distance to C-Train and quick commute to Macleod Trail. Close to park. House is freshly painted, roof redone on 2019, furnace 2022, new washer and dryer, newer kitchen and counter top. Book your private showing today!