



GRASSROOTS
REALTY GROUP

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732 Sacramento Place SW
Calgary, Alberta

MLS # A2267262



\$599,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,288 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Slate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, No Animal Home, No Smoking Home		

Inclusions:	blinds and rods
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They don't build them like this anymore! This fabulous 4-bedroom bungalow is tucked away on a quiet court in the heart of Southwood, a mature and welcoming community in SW Calgary. Situated on a spacious lot with a West-facing backyard and nice separation between homes, this property truly feels like "the one." Nicely updated and move-in ready, it offers the perfect blend of comfort and functionality for today's family. Featuring a slate-tile entry way and a large, bright kitchen, the main floor includes four bedrooms, a convenient 2-piece ensuite that doubles as a powder room, and a refreshed full bathroom (2022). The vinyl plank flooring (2024) is easy to care for and looks sooo good! The fully finished lower level was thoughtfully updated in 2021 and offers a great family/entertainment space, a home office, a flexible hobby/workout area, and a workshop and utility room with loads of storage. Recent upgrades include bedroom windows (2021), doors and trim, bathroom (2022), dishwasher (2024), and fence (2025). This is a fabulous home and an unbeatable location. Just an 8-minute walk to the LRT and close to parks, schools, and shopping. Southwood is one of Calgary's most convenient and connected communities, and this home is ready for you!