



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1320 Southbow Place SW
Calgary, Alberta

MLS # A2268954



\$589,990

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,170 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, On Street, Single Garage Detached, Workshop in Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Many Trees, Private		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Metal, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: NA

This exceptional Southwood family home, located on a quiet, safe cul-de-sac, offers four spacious bedrooms and two full baths in a bright, open floor plan filled with natural sunlight. The home's stunning stone exterior adds wonderful curb appeal, creating an inviting first impression, and the location is exceptional, with all the homes on the street showing pride of ownership, reflecting a strong, friendly, and welcoming community. The main level features beautiful hardwood floors and a wood-burning fireplace, while the huge family room in the lower level boasts a second fireplace and a bar area, perfect for entertaining or cozy gatherings. A basement cold room/pantry, laundry room with built-in ironing board cupboard, and numerous additional storage areas and built-ins provide ample organization for household essentials. The home has been meticulously maintained, including a stainless steel roof with a lifetime warranty, a newer high-efficiency furnace, high-quality water heater, and a fully insulated attic, making it energy-efficient and economical to heat. Outside, the kid- and pet-friendly yard offers a safe, private space for outdoor activities, complemented by a single garage with remote door and a relatively new covered deck roof over the 7.8x24ft deck. Conveniently situated close to shopping, transit, parks, schools, dining, and healthcare, this move-in-ready Southwood home combines comfort, functionality, and long-term value, making it perfect for families seeking a well-maintained residence with thoughtful features, versatile living spaces, ample storage, and a prime location in a highly desirable neighborhood where pride of ownership is evident on every home.