



GRASSROOTS
REALTY GROUP

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708 Sacramento Place SW
Calgary, Alberta

MLS # A2273503



\$549,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,078 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Located on a quiet cul-de-sac in the well established southwest community of Southwood, this freshly painted home offers outstanding value in a highly sought after neighbourhood known for its mature trees, excellent schools, and unbeatable accessibility. The upper level features three well proportioned bedrooms, making it an ideal layout for families or those looking for functional living space. Bright and welcoming throughout, the home presents a clean, "move-in-ready" feel while still offering excellent potential for future updates or personalization. The basement currently has an illegal suite which might be converted if an owner wanted a legal inlaw suite or a mortgage helper. A large, insulated double garage(viously heated) provides ample room for vehicles, storage, or a workshop, while the spacious, fully fenced backyard is perfect for kids, pets, entertaining, or future landscaping ideas. This location truly sets the home apart. Enjoy close proximity to Public and Catholic schools, as well as a highly regarded Charter School. Multiple daycares, the Southwood Community Centre, Anderson C-Train Station and Southcentre Mall are all within walking distance, offering unmatched convenience for daily living and commuting. With quick access to major roadways including Macleod Trail, Anderson Road and the Ring Road, this home combines quiet residential living with exceptional connectivity. Whether you're a growing family, first-time buyer, or investor, this is a rare opportunity to secure a home in a prime southwest Calgary location.