



GRASSROOTS
REALTY GROUP

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**1356 Southdale Crescent SW
Calgary, Alberta**

MLS # A2274772



\$579,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,243 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to this well loved and cared for fully developed Bi-level located in the desired community of Southwood. Directly across from a park and on a quiet crescent is where you will find this home on a reverse pie shaped lot. This home offers large L shaped living room, dining room combination with feature gas fireplace. U shaped Kitchen with separate eating area with access to rear deck. Master bedroom with 2 pc. ensuite, second large bedroom could easily be converted back to 2 bedrooms, and 4 pc. main bathroom. The lower level offers large family room, 2 bedrooms, 3 pc. bathroom and separate laundry/storage room. The present owner has owned this home for 47 years. The roof was replaced in 2022. The back yard is fully fenced. Great family home located close to schools, shopping and transportation. 1356 Southdale Crescent SW.