



GRASSROOTS
REALTY GROUP

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11155 Sacramento Drive SW
Calgary, Alberta

MLS # A2278954



\$535,000

Division:	Southwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,095 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Veneer, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Quartz Counters, Separate Entrance, Storage		

Inclusions: Small Basement Fridge

FIRST-TIME BUYERS & INVESTORS ALERT! Rare opportunity to own a beautifully renovated duplex with NO condo fees in the highly desirable and centrally located community of Southwood. The location is exceptional—just a 10-minute walk to Anderson LRT, an even shorter walk to three schools, a childcare centre, playgrounds, Southwood Community Park and 13 min walk to the Canyon Meadows Aquatic & Fitness Centre, with tennis courts nearby. Enjoy quick access to Southcentre Mall, Anderson Road, and MacLeod Trail for easy commuting. This bright and immaculately maintained home features large windows and a brand-new front entry door (2026). The open-concept main floor offers a spacious living and dining area filled with natural light, complemented by oak hardwood flooring (2016) and fresh paint (2024). The tastefully renovated kitchen (2024) includes a functional window, trendy white cabinetry, quartz countertops with breakfast bar, stainless steel appliances, granite tile flooring (2011), and practical open shelving. A convenient pantry and cleaning closet are just steps away. The efficient main-floor layout features three well-sized bedrooms with new carpet (2025), including a primary bedroom with ensuite, granite flooring, and a 4-piece bathroom with granite countertops and tiled flooring. The fully developed basement (2016) was completed with permits and inspections. It includes a separate entrance, a large bedroom with egress-compliant window, a modern 4-piece bathroom with granite countertop and porcelain tile flooring, and a versatile flex room with wet bar, creating the potential for an illegal suite. Additional highlights include new basement windows (2011), laundry with a 3-year-old washer & dryer, and extra undeveloped space ideal for storage. Major upgrades add peace of mind and value: New roof shingles (2018)

Furnace (2015), refurbished in 2025 New hot water tank (2025) The fully fenced private backyard with low-maintenance landscaping offers a perfect outdoor retreat for relaxing or entertaining friends and family. ?? Book your private showing with your favourite REALTOR® today—this one won’t last!