



GRASSROOTS
REALTY GROUP

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

123 Sackville Drive SW
Calgary, Alberta

MLS # A2283898



\$699,999

Division:	Southwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,514 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Overhead Door		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Murphy Bed

Beautifully landscaped and thoughtfully updated over the years, this inviting home offers a wonderful balance of comfort, character, and functionality, all complemented by a private, mature backyard. Inside, the main level features Luxury Vinyl Plank flooring throughout, upgraded lighting, and knockdown ceilings on both the main floor and basement, creating a clean, modern feel. The fully renovated kitchen by Merit Kitchens is designed for both style and everyday use, featuring stainless steel appliances, a quartz island, new cabinetry, and a classic subway tile backsplash. As part of the renovation, a recessed glulam beam was installed in the attic, enhancing both the structure and the open feel of the space. The spacious living room is anchored by a stone, wood-burning fireplace, providing a warm and welcoming focal point. A convenient main-floor 2-piece bathroom completes this level. Upstairs, you'll find three well-sized bedrooms along with a 4-piece family bathroom, ideal for families or guests. The fully renovated basement (2022) adds excellent additional living space and offers the opportunity to add a second full bathroom. Additional upgrades include spray-in attic insulation, an updated electrical panel, air conditioning added in 2021, and upgraded main-floor front windows and basement windows (2022). A rare highlight is the 'oversized detached garage, radiant heated, with 10' ceilings, an oversized 8' door, 220-volt power, and excellent storage and workspace potential—perfect for vehicles, hobbies, or a workshop setup. A well-cared-for home with meaningful upgrades, located in a quiet, established southwest Calgary neighbourhood close to schools, parks, and everyday amenities.