



GRASSROOTS
REALTY GROUP

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

2524 Southwood Drive SE
Calgary, Alberta

MLS # A2285214



\$515,000

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,027 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, See Remarks		

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

Inclusions: None

***** ATTENTION BUILDERS, INVESTORS, RENOVATORS, HANDYMAN ***** THIS INNER CITY HOME ON A HUGE LOT IS LOCATED IN DESIRED SOUTHVIEW!! ZONED R -CG AND IS WAITING FOR YOU TO BRING THIS SPACE TO YOUR OWN APPROVED PLANS!!! THIS PROJECT IS UP FOR SALE AND IS SOLD "AS IS" WHERE IS" WITH A GREAT OPPORTUNITY TO BUILD YOUR OWN STYLE OF LONG OR SHORT TERM INVESTMENT. !! OF COURSE YOUR PLANS MUST MEET CITY APPROVAL FOR DEVELOPMENT/REDEVELOPMENT. IT CAN ALSO BE RENOVATED BACK TO ITS FORMER GLORY BUT WOULD BE NO EASY TASK AT HAND. BUYERS CAN ASSESS THEIR OWN RISK & SHOULD HAVE THE KNOWLEDGE OF RECONSTRUCTION AND COST TO DO SO. THIS PROPERTY AND LOT ARE BETTER SUITED TO A BUILDER DEVELOPER THAT WILL MAKE A CLEAN SLATE OF THE EXISTING AND CREATE THEIR OWN DREAM BUILD. SOUTHVIEW IS LOCATED 20 MINS FROM DOWNTOWN, 5 MINS TO DEERFOOT, STONEY, AND MOST MAJOR ROUTES IN ALL DIRECTIONS. INTERNATIONAL AVENUE, SHOPPING, TRANSIT, SHOPS, AND EAST HILLS PLAZA ARE JUST MINUTES AWAY. SCHOOLS, COMMUNITY CENTRE, SKATING, PLAYGROUNDS ARE ALL ABUNDANT TOO. THE HOME IS NOT MOVE IN READY IF THAT IS THE ROUTE YOU WANT TO GO, AND WOULD REQUIRE A MAJOR RENOVATION IN ORDER TO DO SO. COME HAVE A LOOK AND GET YOUR PLANS STARTED FOR ONE OF THE MOST DESIRED COMMUNITIES IN THE INNER CITY. DON'T BE SHY.....WE WILL LOOK AT ALL OFFERS PRESENTED!! CONTACT YOUR FAVOURITE REALTOR TODAY OF BOOK AN APPOINTMENT. GOOD LUCK TO ALL!!!

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