



**708 Sacramento Place SW  
Calgary, Alberta**

**MLS # A2299068**



**\$729,999**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,098 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

Welcome to this beautifully updated bungalow in the highly sought-after community of Southwood! Perfectly suited for growing families, this home is ideally located within walking distance to schools, parks, and everyday amenities. Situated on a desirable corner lot, the curb appeal is truly impressive, featuring stunning natural stone and SmartBoard siding that sets this home apart. Step inside to discover a bright and open-concept layout, seamlessly connecting the living room, dining area, and a stylish shaker-style painted kitchen—perfect for both everyday living and entertaining. The main floor offers a fully renovated bathroom, two generously sized bedrooms, and a spacious primary bedroom complete with its own convenient half ensuite ideal for busy mornings. Downstairs, you’ll find even more living space with a full bathroom, two additional bedrooms, and a large family room ready for cozy movie nights or your personal finishing touches. The standout feature of the basement is the impressive bar area, complete with a bar fridge and sink—perfect for entertaining and hosting guests. Step outside to the expansive backyard, where the large lot provides endless possibilities just in time for spring. Whether you’re looking to garden, entertain, or relax, this space has it all. The double detached garage includes a roughed-in gas line, ideal for heating during the winter months or for hobbyists who enjoy working year-round.