



**2531 Southwood Drive SE  
Calgary, Alberta**

**MLS # A2158221**



**\$649,900**

<b>Division:</b>	Southview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,046 sq.ft.	<b>Age:</b>	1959 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage		

**Inclusions:** Solar panels

Welcome to your new home in the established Southview neighborhood! This charming bungalow is perfect for those looking to downsize, first-time homebuyers, or investors seeking an affordable opportunity. This home has 4 bedroom and 2 full baths! The home boasts modern updates throughout, making it move-in ready. Pride of ownership is evident in this home, meticulously cared for by the owner. Also equipped with an irrigation system. Every detail has been thoughtfully renovated, showcasing the owner's dedication throughout the entire property. The exterior is beautifully landscaped with low-maintenance features, and the home also includes a rough-in for irrigation, adding to its convenience and appeal. With a heated double detached garage, perfect for handymen or hobbyists, and energy-efficient solar panels to help reduce electricity costs, this property checks all the boxes. Nestled in a quiet, mature community, you'll enjoy quick access to downtown, scenic pathways, parks, public transit, shopping, schools, and recreational amenities. Plus, you're just minutes from a golf course, zoo, bird sanctuary, and Valley View Park. This home truly has it all! Call your favorite realtor today to book a showing!