



GRASSROOTS
REALTY GROUP

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1427 Southdale Place SW
Calgary, Alberta

MLS # A2211642



\$725,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,303 sq.ft.	Age:	1967 (58 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized, Single Garage		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, Open Floorplan, See Remarks		

Inclusions: Central Vacuum

Nestled in the community of Southwood, this charming and recently updated home is sure to impress! Featuring 3 bedrooms and 2 bathrooms, the home boasts an open floor plan with brand new laminate flooring, fresh paint throughout, and new appliances that bring a modern touch to every space. Enjoy the convenience and versatility of not one, but TWO GARAGES – A HEATED, OVERSIZE DOUBLE DETACHED GARAGE with brand new pot lights, plus an ADDITIONAL OVERSIZED SINGLE DETACHED GARAGE – perfect for extra vehicles, storage, or a workshop. Sitting on an incredible 0.23-acre pie-shaped lot, there’s ample space for outdoor living, including RV PARKING and direct access to a park with walking trails right behind the home. It’s the perfect setup for families, outdoor lovers, or anyone who values privacy and green space. Ideally located just minutes from Anderson Road, South Centre Mall, shopping, Rocky View Hospital and a variety of schools, this home combines comfort, space, and location in one unbeatable package. Don't miss your chance to own this gem in Southwood – book your showing today!