

# \$725,000 - 1427 Southdale Place Sw, Calgary

MLS® #A2211642

**\$725,000**

3 Bedroom, 2.00 Bathroom, 1,303 sqft

Residential on 0.23 Acres

Southwood, Calgary, Alberta

\*\*\* OPEN HOUSE SAT APRIL 19 FROM 2 TO 4 PM \*\*\* 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.

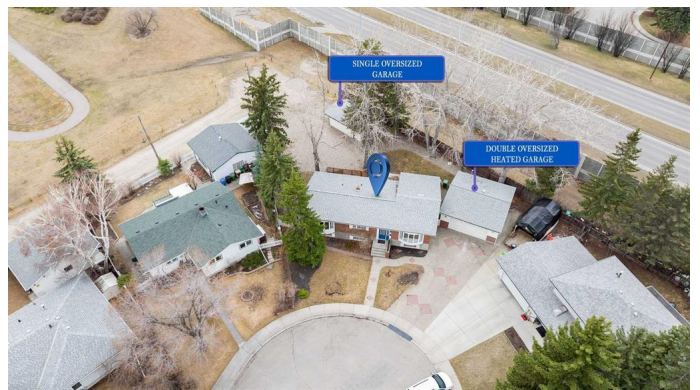
Enjoy the convenience and versatility of not one, but TWO GARAGES – A HEATED, OVERSIZE DOUBLE DETACHED GARAGE with brand new pot lights, plus an ADDITIONAL OVERSIZED SINGLE DETACHED GARAGE – perfect for extra vehicles, storage, or a workshop.

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!

Built in 1967



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211642    |
| Price          | \$725,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,303       |
| Acres          | 0.23        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1427 Southdale Place Sw |
| Subdivision | Southwood               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 0X8                 |

## Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                   |
| Parking        | Double Garage Detached, Heated Garage, Insulated, Oversized, Single Garage Detached |
| # of Garages   | 3                                                                                   |

## Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, Open Floorplan, See Remarks |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer    |
| Heating           | Forced Air                                                     |
| Cooling           | None                                                           |
| Has Basement      | Yes                                                            |
| Basement          | Finished, Full                                                 |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Private Yard                                                    |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, |

|              |                                                  |
|--------------|--------------------------------------------------|
|              | Front Yard, No Neighbours Behind, Pie Shaped Lot |
| Roof         | Asphalt Shingle                                  |
| Construction | Brick, Stucco, Wood Frame                        |
| Foundation   | Poured Concrete                                  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 1                |
| Zoning         | R-CG             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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