



THE
A-TEAM

**RE/MAX
FIRST**

2531 SOUTHWOOD Drive, Calgary T2B 1S6

MLS®#: **A2158221**

Area: **Southview**

Listing Date: **08/16/24**

List Price: **\$629,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**
Lot Information
Lot Sz Ar: **557 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,046**
Low Sqft:
Ttl Sqft: **1,046**

DOM

33
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Stucco,Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,None,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	14`3" x 11`9"
Kitchen	Main	13`0" x 10`8"
4pc Bathroom	Main	13`9" x 8`1"
Dining Room	Main	9`1" x 8`4"
4pc Bathroom	Basement	9`7" x 9`3"
Laundry	Basement	15`2" x 13`3"

Room	Level	Dimensions
Bedroom	Main	11`0" x 11`0"
Bedroom	Basement	13`11" x 9`7"
Bedroom	Basement	10`10" x 8`11"
Living Room	Main	13`7" x 13`3"
Family Room	Basement	21`0" x 14`0"
Furnace/Utility Room	Basement	9`10" x 3`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7733HK

Zoning:
R-C1

Remarks

Pub Rmks:

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!

Inclusions:
Property Listed By:

Solar panels
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







