



THE
A-TEAM

**RE/MAX
FIRST**

68 SACKVILLE Drive, Calgary T2W 0W2

MLS®#: **A2162450** Area: **Southwood** Listing Date: **09/04/24** List Price: **\$565,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1961**
Lot Information
 Lot Sz Ar: **5,005 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,047**
 Low Sqft:
 Ttl Sqft: **1,047**

DOM

15
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Landscaped,Level,Street Lighting,Private,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached,Oversized,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Playground,Private Entrance,Private Yard,Storage**

Construction: **Brick,Concrete,Stucco**
 Flooring: **Carpet,Hardwood,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
 Int Feat: **Bar,Jetted Tub,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`4" x 14`11"
Kitchen	Main	10`11" x 8`11"
4pc Bathroom	Main	9`10" x 4`11"
Bedroom	Main	12`2" x 8`5"
Laundry	Basement	13`3" x 13`0"
Bedroom	Basement	14`5" x 9`5"
Bedroom	Basement	13`7" x 10`11"

Room	Level	Dimensions
Dining Room	Main	10`3" x 8`11"
Bedroom - Primary	Main	12`3" x 11`6"
Bedroom	Main	12`10" x 8`10"
Living Room	Basement	26`10" x 10`8"
Kitchenette	Basement	6`4" x 5`9"
3pc Bathroom	Basement	9`3" x 6`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

3860IB

Remarks

Pub Rmks: **Charming Bungalow with Modern Upgrades and Exceptional Potential. Welcome to 68 Sackville Drive, located on a tranquil street in the coveted Southwood community. Perfectly positioned with a bright west-facing orientation, this home boasts a picturesque front yard overlooking a lush green space. Ideal for families, this residence is move-in ready and offers fantastic growth potential. Enjoy the convenience of being just steps away from Panabaker Junior High, with direct access to Elbow Drive Transit and a short walk to shopping and the Southland LRT. This home has seen significant improvements over the past 5 to 10 years, including a new roof, high-efficiency windows, a modern water tank, and updated fencing. The sewer line was replaced and certified in 2019. The interior features contemporary updates with newer main floor windows. The three upstairs bedrooms showcase original hardwood floors in excellent condition, and the full bathroom includes a luxurious jetted tub. A generously sized dining room connects seamlessly to both the kitchen and living room, making it perfect for family gatherings. The finished basement, accessible via a separate entrance has an illegal suite and includes two large bedrooms, a full bathroom, and a spacious family room. (It currently has a tenant who is moving out.) This lower level also features a kitchenette with a built-in fridge, a stand-up bar, and a sink. Additional upgrades include a newer breaker box, electrical enhancements, and hard-wired smoke detectors. The outdoor space is equally impressive, with extensive landscaping that includes established perennials, and a poured concrete patio. The front and back yards are enclosed with newer fences and gates, creating an inviting environment for outdoor living. The 24' x 20' garage, with high ceilings and partial concrete walls, offers ample space for a workshop and convenient lane access. With its prime location, thoughtful layout, and extensive upgrades, this home provides endless possibilities for its new owners. Don't miss the opportunity to make this charming bungalow your own.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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