



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**308 SACKVILLE Drive, Calgary T2W0W9**

MLS®#: **A2175392**

Area: **Southwood**

Listing Date: **10/24/24**

List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1968**

Lot Information

Lot Sz Ar: **5,543 sqft**  
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,177**  
Low Sqft:  
Ttl Sqft: **1,177**

DOM

**5**

Layout

Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas,Solar**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Freezer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
Int Feat: **No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 9`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`6" x 12`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`0" x 11`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`0" x 5`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 8`0"</b>
<b>Game Room</b>	<b>Lower</b>	<b>27`6" x 13`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 9`2"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`6" x 9`0"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>7`0" x 6`8"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**4985JK**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Location, Location, Location! Pride of ownership shines throughout this beautifully updated 4-bedroom home in the heart of Southwood. Lovingly cared for and move-in ready, this spotless home offers everything your family needs. The main floor boasts a spacious, sun-filled living and dining room with hardwood flooring and a cozy gas fireplace. The thoughtfully designed kitchen features stainless steel appliances, a garburator, and patio doors leading to a south-facing deck overlooking the expansive backyard—perfect for outdoor living. Upstairs, you'll find 3 generously sized bedrooms, while the fully developed basement includes a 4th bedroom, a large laundry area, a massive rumpus room, a versatile craft room, and plenty of storage. Recent updates include solar panels on the roof, a new electrical panel, as well as newer appliances, flooring, furnace, hot water tank, roof, and windows. The home also has a water softener, and the oversized, heated double garage will keep you winter-ready. Situated on a quiet street, this is an excellent family home in a prime location—just steps from Ethel M Johnson Elementary and Harold Panabaker Junior High and a short walking distance to St Stephen Elementary and Junior High, Foundations for the Future Charter Academy & E.P. Scarlett High School, three playgrounds, baseball diamonds, soccer fields, skatepark, and a fantastic outdoor rink (ODR)! With plenty of open green space directly across from the home, your family will love living here!**

Inclusions:  
Property Listed By:

**Solar Panels on Roof**  
**RE/MAX Real Estate (Central)**

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













