



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11003 SOUTHGLEN Place, Calgary T2W 0X3**

MLS®#: **A2197416**      Area: **Southwood**      Listing Date: **02/26/25**      List Price: **\$699,900**  
 Status: **Pending**      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: **5,586 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,125**  
 Low Sqft:  
 Ttl Sqft: **1,125**

DOM  
**1**  
Layout  
 Beds: **6 (3 3 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Corner Lot,Few Trees,Front Yard,Gentle Sloping,Lawn,Street Lighting**  
 Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

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

Construction: **Brick,Stucco,Wood Frame**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**      Zoning: **R-CG**  
 Legal Desc: **5319JK**

Remarks

Pub Rmks: **Updated Bungalow on a Prime Corner Lot - Incredible Opportunity with RC-G Zoning! Welcome to this beautifully updated bungalow sitting on a spacious corner lot, directly across from a peaceful green space. This home offers an unbeatable combination of modern upgrades, prime location, and incredible investment potential.**

Whether you're looking for a family home, rental property, or future development opportunity, this home has it all. Step inside to find a bright and inviting main floor, where natural light floods through large windows. The open layout creates a seamless flow between the living, dining, and kitchen areas, making this space perfect for both relaxing and entertaining. The kitchen is well-appointed with modern finishes, ample counter space, and upgraded appliances, providing everything you need to cook and gather with ease. The illegally suited basement offers even more versatility, with its own separate entrance. Whether you're looking to house extended family, generate additional revenue, or simply enjoy extra living space, this setup gives you endless possibilities. The double attached garage adds to the convenience, offering secure parking and additional storage. The corner lot provides ample yard space, perfect for gardening, pets, or future development potential thanks to the sought-after RC-G zoning, which allows for increased density and multi-unit options. Location is everything, and this home delivers! Shopping, dining, and daily essentials are just minutes away, and with easy access to Anderson Road, getting around the city is a breeze. A few blocks from the C-Train station means you can leave the car at home and enjoy quick, hassle-free transit. Spend your weekends exploring Southcentre Mall, local parks, and all the nearby amenities this vibrant community has to offer. This is more than just a home—it's an investment in convenience, lifestyle, and future potential. Whether you're looking to live, rent, or redevelop, this property is a rare find in an unbeatable location. ?? Don't miss out on this incredible opportunity—schedule your private showing today!

Inclusions:  
Property Listed By: Real Broker

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







