

**1427 Southdale Place SW**  
**Calgary, Alberta**

**MLS # A2211642**



**\$725,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,303 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, Oversized, Single Gara		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, Open Floorplan, See Remarks		

**Inclusions:** Central Vacuum

\*\*\* 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 &ndash; A HEATED, OVERSIZE DOUBLE DETACHED GARAGE with brand new pot lights, plus an ADDITIONAL OVERSIZED SINGLE DETACHED GARAGE &ndash; perfect for extra vehicles, storage, or a workshop. Sitting on an incredible 0.23-acre pie-shaped lot, there&rsquo;s ample space for outdoor living, including RV PARKING and direct access to a park with walking trails right behind the home. It&rsquo;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 &ndash; book your showing today!