



GRASSROOTS
REALTY GROUP

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126 Springwood Drive SW
Calgary, Alberta

MLS # A2288413



\$600,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,051 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Carport, On Street, Rear Drive		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: None

Welcome to this perfect blend of stability and potential in the heart of Southwood, one of Calgary's most resilient, established communities. This well-maintained 1,051 sq. ft. bungalow (offering over 1,800 sq. ft. of total developed living space) sits on a quiet street, positioned perfectly for families, multi-generational living, or savvy investors. Step into a sun-drenched, open-concept floor plan featuring refinished original hardwood floors and a fresh paint palette. The main level hosts three generous bedrooms and a full 4-piece bathroom. Thoughtful technical updates include all-new electrical outlets and sockets, ensuring a modern, plug-and-play experience from day one. The finished basement is a functional powerhouse. With two additional bedrooms, a second full bathroom, and an expansive recreation room, this space offers incredible flexibility. Whether you require a home office, a teen retreat, or are looking to explore other potentials, this layout delivers. This property has been systematically updated to provide long-term security and give you peace of mind: Hot Water Tank (2024), Partial New Fencing (2024), Roof (2021), High-Efficiency Furnace (2019) Situated on a private, oversized lot with coveted R-CG Zoning, the future value here is significant. Exterior features include an 18' x 24' covered carport to protect your vehicles from the elements and an 8' x 16' powered shed equipped with electrical outlets for winter vehicle plugging in a private fenced backyard perfect for summer entertaining. Enjoy unbeatable walkability and transit access. Minutes from Southland & Anderson LRT stations, public libraries, top-tier schools, and the premium shopping at Southcentre Mall. Excellence in value and location. Book your private showing to secure a foothold in SW Calgary's growing market.