



GRASSROOTS
REALTY GROUP

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6 Sackville Drive SW
Calgary, Alberta

MLS # A2305401



\$699,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,073 sq.ft.	Age:	1966 (60 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully updated bungalow in the established and amenity rich community of Southwood. Situated on a sizeable lot directly across from the Southwood Community Centre, outdoor rink, community garden, baseball diamonds, playgrounds, and nearby schools, this property offers an exceptional blend of functionality, flexibility, and convenience in one of Calgary's most accessible southwest locations. Originally renovated with extensive upgrades throughout, this home presents an excellent opportunity for families, investors, or buyers seeking additional space and future potential. Offering over 2,000 sq ft of developed living space including the fully developed basement, the bright and inviting main level features a spacious living area filled with natural light from large front windows, complemented by updated flooring, modern finishings, and a clean, functional layout. The kitchen has been thoughtfully refreshed with granite countertops, stainless steel appliances, modern tile backsplash, built in pantry storage, and ample cabinetry, creating a space that is both practical and visually appealing. Three well proportioned bedrooms and an updated full bathroom complete the upper level. The fully developed basement adds significant versatility with an illegal suite setup featuring two additional bedrooms, two bathrooms, a spacious recreation and living area, separate kitchen space, and shared laundry functionality. Whether utilized for extended family, multi generational living, guests, or future rental potential, the lower level offers excellent flexibility for a variety of lifestyles. Previous upgrades to the home include updated flooring, paint, pot lights, baseboards, casings, doors, furnace, central air conditioning, roof, and updated windows throughout. Outside, the property continues to impress with a large private backyard, rear patio area with gas BBQ line, mature

trees, and an oversized heated double detached garage featuring both 220V and multiple 110V plugs on a dedicated breaker panel, ideal for hobbyists, mechanics, storage, or workshop use. Located just minutes from Southcentre Mall, Southland Leisure Centre, transit, shopping, restaurants, parks, and major roadways including Macleod Trail, Elbow Drive, Anderson Road, and Stoney Trail, this home also benefits from quick access to both Anderson and Southland C Train stations for convenient commuting throughout the city. Combining an established community feel with everyday accessibility and functional living space, this is an outstanding opportunity in a highly desirable southwest Calgary location. Book a private showing with your favorite Realtor® today!