



11018 5 Street SW
Calgary, Alberta

MLS # A2308887



\$374,900

Division:	Southwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	508 sq.ft.	Age:	1973 (53 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot, Gentle Sloping, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Step into something truly special . . . An incredible opportunity awaits savvy homebuyers and investors seeking exceptional value – with NO CONDO FEES. This beautifully refreshed 2-bedroom home delivers style, comfort, and practicality in all the right ways. From the moment you cross the threshold, you’re greeted by timeless flooring and dazzling, modern lighting that instantly elevate the space. The bright and spacious living and dining areas – framed by two large windows and crowned with a warm cedarwood ceiling – create the perfect setting for both relaxed evenings and lively entertaining. At the heart of the home, a stunning kitchen shines with elegant quartz countertops, crisp white soft-close cabinetry, and sleek new appliances including a refrigerator, stove, built-in microwave and dishwasher. Even better? It overlooks your own private backyard – ideal for morning coffee or summer gatherings. Unwind in the beautifully redesigned 4-piece bathroom, where modern finishes and a clean, sophisticated style set the tone for the perfect escape at the end of the day. Downstairs, the fully developed basement expands your living space with two generously sized bedrooms – each featuring brand-new windows – along with ample storage, a utility room, & a dedicated laundry area with a brand-new washer & dryer. Major updates include a brand-new hot water tank, adding peace of mind for years to come. Perfectly positioned in the vibrant community of Southwood, you’re just steps from the natural beauty of Southwood Community Park. Enjoy a scenic walk to Anderson LRT Station, with quick access to major routes, shopping, and schools all within easy reach. This is more than a home—it’s an opportunity! Make it Yours . . .