



GRASSROOTS
REALTY GROUP

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294 Southamption Drive SW
Calgary, Alberta

MLS # A2310918



\$480,000

Division:	Southwood		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	1,222 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, Se		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Other	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: garage door opener (in box)

Affordable non-strata living is attainable in desirable Southwood. Greeted by a large landscaped front yard, this one and a half storey home boasts curb appeal that will impress. Classic south facing front porch will have you wanting more. Main level includes a large living and dining room, complete with hardwood flooring and built-ins. Direct access to the generous sized and private backyard. The kitchen includes plenty of cupboard space, a pantry, and all appliances. Completing the main level is a bedroom with built-ins. Making your way upstairs, you will find the full bathroom which is perfectly situated between all bedrooms. Upper level includes 2 additional bedrooms, both with their very own walk-in closets. Lower level is a great spot for the big screen and also includes many built-ins. Two office areas, a large laundry room and a potential bathroom complete the lower level footprint. Enjoy warm summer days in the private and fenced backyard, which is landscaped and includes a deck, shed, and oversized single garage with additional storage and workshop potential. There is also another outdoor parking spot for a car or RV. Steps to Elbow Drive, area shopping, public transit, schools and easy access to the ring road for the trip to the mountains. This is an ideal situation for those looking at getting into the market without the burden of monthly condo fees.