



GRASSROOTS
REALTY GROUP

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126 Springwood Drive SW
Calgary, Alberta

MLS # A2316658



\$592,500

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

Offered by the first owner, this bungalow with a finished basement has been loved and well-maintained. This is the kind of home that works hard for you. Tucked on a quiet street in Southwood, one of SW Calgary's most enduring and resilient communities, this 5-bedroom bungalow offers 1,051 sq ft on the main level and over 1,800 sq ft of total developed living space — room to grow, room to host, room to invest. Step inside to sun-filled, open-concept living anchored by refinished original hardwood floors and a fresh paint palette throughout. A professional ozone treatment has been completed, leaving the home with clean, fresh air from top to bottom. The main level offers three generous bedrooms and a full 4-piece bathroom, with all-new electrical outlets and switches already in place for a true move-in-ready experience. The fully finished basement is where this home earns its versatility. Two additional bedrooms, a second full bathroom, and an expansive recreation room create a self-contained lower level that adapts to your life — a home office, a multi-generational opportunity, a teen retreat, or future rental potential. Outside, the oversized private lot delivers function and comfort in equal measure. A covered 18' x 24' carport protects your vehicles year-round, while an 8' x 16' shed powered by two (2) 15 amp breakers with electrical outlets handles winter plug-in needs with ease. The fully fenced backyard is private, spacious, and built for summer. The major mechanical updates have already been handled for you: hot water tank (2024), partial new fencing (2024), roof (2021), and a high-efficiency furnace (2019) — giving you long-term confidence from day one. Situated on an oversized lot, the future value here is structural rather than speculative. Located just minutes from parks, schools, transit, the Glenmore Reservoir, Heritage Park, and major

amenities, this is an exceptional opportunity to own a well-cared-for, move-in-ready home in the central, connected community of Southwood. Stability, flexibility, and location. Book a private showing with your favourite REALTOR® today.