GRASSROOTS REALTY GROUP

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# 203 Southampton Drive SW
# Calgary, Alberta

## MLS # A2317746

## $665,000

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|---|---|---|---|
| **Division:** | Southwood | | |
| **Type:** | Residential/House | | |
| **Style:** | 2 Storey | | |
| **Size:** | 1,239 sq.ft. | **Age:** | 1968 (58 yrs old) |
| **Beds:** | 4 | **Baths:** | 2 full / 1 half |
| **Garage:** | Alley Access, Double Garage Detached, Heated Garage, Insulated, Oversized | | |
| **Lot Size:** | 0.16 Acre | | |
| **Lot Feat:** | Back Lane, Corner Lot, Front Yard, Landscaped, Lawn, No Neighbours Behin | | |

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| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Ceramic Tile, Hardwood | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Brick, Wood Frame | **Zoning:** | R-CG |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Built-in Features, Natural Woodwork, See Remarks, Separate Entrance, Storage, Vinyl Windows | | |

**Inclusions:** Wardrobe in basement bedroom

* OPEN HOUSE SAT 2:30-4PM & SUN 11:00- 1PM* Nestled on a quiet, tree-lined street in the heart of Southwood, this meticulously maintained all-brick bungalow sits on a rare corner pie-shaped lot and offers an exceptional opportunity to own a solid, well-cared-for home in one of Calgary's most established communities. With over 2,400 sq. ft. of developed living space, a heated oversized double detached garage, and an expansive backyard, this property combines space, functionality, and long-term value. Properties offering this combination of lot size, developed living space, quality construction, and location are becoming increasingly difficult to find. Whether you're searching for a forever family home or a property with outstanding long-term potential, this Southwood gem delivers both. The thoughtfully designed main floor offers over 1,239 sq. ft. of comfortable living space, featuring three generously sized bedrooms, including a primary suite with a walk in closet and private two piece ensuite. The spacious living room is  filled with natural light and flows seamlessly into the  dedicated dining area and  functional kitchen which offers abundant cabinetry, generous workspace and a bright eating area . The layout provides the perfect balance of open gathering spaces and private living areas, making it ideal for both everyday living and entertaining. The fully developed basement significantly expands the home's versatility with a large recreation and family room, a fourth bedroom, a flex or hobby room, additional storage, and a full bathroom highlighted by a classic clawfoot soaking tub—a unique feature that adds warmth, character, and a touch of vintage charm. A separate entrance provides flexibility for guests, multigenerational living, a home office, or future development opportunities. Step outside and discover one of the property's most

impressive features. Positioned on a spacious corner pie-shaped lot, this home offers an abundance of outdoor space rarely found in today's market. Mature trees and established landscaping create a private backyard setting with endless possibilities for gardening, entertaining, play areas, or simply enjoying the outdoors. The heated oversized double detached garage provides exceptional space for vehicles, storage, hobbies, or workshop use. Pride of ownership is evident throughout, with the home having been carefully maintained and thoughtfully updated over the years. The timeless all-brick exterior not only enhances curb appeal but also speaks to the quality and durability of its construction. Southwood remains one of Calgary's most sought-after established communities, prized for its mature trees, large lots, excellent schools, parks, pathways, shopping, and convenient access to transit. Residents enjoy quick access to the Southland LRT Station, Macleod Trail, Anderson Road, and Stoney Trail, making commuting throughout the city effortless while still enjoying the charm and character of an established neighbourhood.

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