



185 Springwood Drive SW
Calgary, Alberta

MLS # A2318547



\$678,500

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,059 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Quartz Counters, Storage, Wet Bar		

Inclusions: None

SUNNY SOUTH-FACING CORNER-LOT BUNGALOW WITH A NEW GARAGE, EXTENSIVE RENOVATIONS, AND A LARGE SOUTH-FACING BACKYARD IN THE HEART OF SOUTHWOOD. This beautifully updated home offers almost 2,000 Sq. Ft of total living space, including 3 beds and 2 baths, making it ideal for families, first-time buyers, investors, or downsizers seeking a move-in-ready property in an established southwest Calgary community. Situated on a no-through street, the home enjoys abundant natural light, a peaceful and quiet living environment, and a large south-facing backyard. The main floor features premium vinyl plank flooring, vaulted ceilings with architectural beams and wood panel detailing, and oversized windows throughout. A bright and inviting living room serves as the central gathering space, while the dining area overlooks a quiet residential street. While the dining area overlooks a quiet residential street. The renovated kitchen is positioned to capture views of the Sunny South backyard and features new appliances, ample workspace, and Quartz countertops, with an adjacent breakfast nook ideal for casual dining and morning coffee. The primary bedroom is spacious and thoughtfully designed with large closets, a dedicated dressing area, and a comfortable seating space. A second bedroom is located on the opposite side of the home, offering excellent privacy and flexibility. The updated 4-pc main bathroom also features Quartz countertops. The fully finished basement expands the living space with a large recreation room and wet bar, a generously sized third bedroom, a 3-pc bathroom with Quartz countertops, and a spacious laundry room. The lower level also offers future suite potential, subject to City approval. Step outside to the Sunny South-facing backyard that features a beautifully landscaped backyard and a spacious

patio. The new detached garage (2023) and brand-new driveway (2026) provide excellent parking and storage. Extensive updates include renovations completed in 2023, as well as a new furnace, hot water tank, and water purification system. Located in the desirable community of Southwood, families enjoy close proximity to schools including Eugene Coste School, Haysboro Elementary, and Woodman School, as well as parks, playgrounds, and pathways. Commuting is convenient with quick connections to Macleod Trail, 14 Street SW, public transit, and nearby LRT stations. Everyday amenities, shopping, dining, and services are all close at hand, while Rockyview General Hospital is just a short drive away.