



GRASSROOTS
REALTY GROUP

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11129 - 11131 Sacramento Drive SW
Calgary, Alberta

MLS # A2324329



\$1,095,000

Division:	Southwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	2,031 sq.ft.	Age:	1970 (56 yrs old)
Beds:	8	Baths:	4
Garage:	Double Garage Detached, Oversized, Parking Pad, See Remarks		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Landscaped, Lawn, Low Maintenance Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: N/A

Immaculate, Updated Side-by-Side Duplex in Southwood with great curb appeal Each place has its own washer and dryer. Located on a street with other duplexes. Rental Income for the 2 main floor legal suites is \$3100/month. Rental amounts are currently under the going rate for the area. A 4-5 minute walk through a greenspace/park to Anderson LRT Station. Also walking distance to Southland Mall. Discover a meticulously cared-for, side-by-side duplex in a highly sought-after Southwood location. Owned and lovingly updated and maintained by the same couple for 20 years, this property offers bright, stylish two-bedroom suites with modern updates and reliable rental income. With its convenient access to transit, shopping, and schools, this is an exceptional opportunity for both owner-occupants and investors. Key features Well-kept two-bedroom suites, each with its own in-unit washer and dryer Updated kitchens with predominantly white finishes, modern appliances, and ample cabinetry Updated bathrooms. Brand-new roof installed November 2024 One furnace replaced about 6 years ago; reliable heating New railings on sun decks and new exterior side doors Main-floor suites feature brick fireplaces and vaulted ceilings for an inviting feel Oversized double garage plus concrete parking pads beside for ample off-street parking Full rectangular lot in a convenient, desirable area Prime location: 1.5 blocks off Elbow Drive; walking distance to Anderson LRT Station and Southland Mall Proximity to schools, shopping, parks, and amenities Consistent, high-demand rental property with historically strong occupancy