



GRASSROOTS
REALTY GROUP

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23 Sussex Crescent SW
Calgary, Alberta

MLS # A2333103



\$839,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,328 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Covered, Double Garage Detached, Driveway, Enclosed,		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, La		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Closet Organizers, Double Vanity, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Garage Heater, Built-In Garage Shelving, Workbench, TV Wall Bracket in Family Room

OPEN HOUSE SUNDAY AUG 9 1:00-3:00 PM Unique opportunity to own this remarkable, fully renovated 4 bedroom Bungalow in the heart of the highly sought-after community of Southwood. Every inch of this property has been updated with modern style and high quality materials throughout. The main living area features a Fireplace and newer Vinyl Windows, offering flexible space for a formal dining area or an extra spacious living room. The kitchen is a showpiece, with a large island, breakfast bar seating, newer Black Stainless Steel Smart Appliances including a Dishwasher with a Third-Rack Cutlery Drawer, Quartz Countertops, Full Height Cabinets, and its own Fireplace. The main level is also home to a conveniently located Laundry Room. The spacious master suite features a large closet and an upgraded Ensuite with Dual Sinks and a Walk-In Shower. The fully finished basement offers a Large Rec Room with a Wet Bar, an additional bedroom, a 4-Piece Bath, and an office, perfect for guests, extended family, or extra living space. Additional upgrades include newer Exterior Stucco, high quality Hardwood Floors on the main and basement levels, fresh modern paint throughout, newer Vinyl Windows, newer Garage Doors and Gutters, and upgraded Electrical & Plumbing. The front yard is fully fenced with a Metal Fence, and the driveway is accessible through a large gate as well as a smaller man gate for added security and privacy. You'll also appreciate the newly updated Oversized Garage and poured Concrete Driveway with room for 6 additional vehicles. Ideally located close to schools, shopping, and public transit, and facing Southwood Public Library and the playground, this home has everything today's buyer is looking for.

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