



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11112 Southdale Road SW
Calgary, Alberta

MLS # A2335576



\$725,000

Division:	Southwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,711 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Attached, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Vinyl Siding
Foundation:	Poured Concrete
Features:	Beamed Ceilings, Central Vacuum, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Gazebo as is, Vacuum system & attachments

Wonderful home ready for a new family! TWO SINGLE GARAGES one in the front attached and one in the back. A spacious front foyer welcomes you with plenty of closet space for coats and footwear—perfect for Calgary weather. The bright, inviting living room features an exposed-beam vaulted ceiling and connects to the dining area. The recently renovated maple kitchen includes tile floors, ample cupboard and counter space, and a window over the sink overlooking the lovely backyard. Upstairs, you’ll find three bedrooms, including a primary bedroom with a wall of closets. The main bathroom has also been renovated in a modern style. On the third level, the family room offers a cozy place to gather around the fireplace and a two piece bathroom. Step outside to enjoy the gorgeous stamped-concrete patio and beautifully landscaped backyard gardens. The basement features a recreation room that has previously been used as a bedroom. The 4th level bathroom includes a shower, vanity with sink, and laundry area. This home has seen many upgrades in recent years. Beside the front garage, there is also a parking pad with a plug-in for added convenience. Close to transit, schools, play park and shopping this home is a great find.