

\$550,000 - 11116 Southdale Road Sw, Calgary

MLS® #A2089100

\$550,000

4 Bedroom, 3.00 Bathroom, 1,900 sqft
Residential on 0.17 Acres

Southwood, Calgary, Alberta

Welcome to this charming 4-level split home in the amazing area of Southwood, exuding a timeless appeal and boasting the same owner's loving care for the past 27 years.

Stepping inside, you'll find a treasure trove of original features meticulously maintained, adding a unique character to this well-preserved residence.

The main level offers a seamless flow between the inviting living room, large dining area, and spacious kitchen, perfect for creating culinary delights and making memories. Ascend to the upper level, where the master bedroom awaits with its quaint 2-piece ensuite, alongside two additional bedrooms ideal for a growing family or guests.

Venturing to the lower level, discover a cozy bedroom, a welcoming family room, and a convenient 3-piece washroom, facilitating comfort and functionality for all residents. The adjacent laundry area ensures everyday chores are effortlessly managed.

Delve into the basement and be greeted by a sprawling recreational room, an indulgent sauna for relaxation after a long day, and an expansive crawl storage space, providing ample room for all your storage needs.

This home is a testament to the owner's meticulous upkeep, preserving the authenticity of its original design while seamlessly incorporating modern conveniences. With its



unique layout and preserved vintage appeal, this property presents an exciting opportunity for those seeking a home with character and a rich history. Schedule a viewing today to experience the timeless charm.

Built in 1970

Essential Information

MLS® #	A2089100
Price	\$550,000
Sold Price	\$539,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,900
Acres	0.17
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	11116 Southdale Road Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0X4

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener

Interior

Interior Features	Sauna
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Washer, Window

	Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2023
Date Sold	November 10th, 2023
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	THE REAL ESTATE COMPANY
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