

\$669,900 - 1306 Southbow Place Sw, Calgary

MLS® #A2109071

\$669,900

4 Bedroom, 2.00 Bathroom, 1,066 sqft

Residential on 0.13 Acres

Southwood, Calgary, Alberta

This home boasts over 2050 square feet of professionally finished living space, featuring 4 bedrooms, 2 bathrooms, an oversized Heated Double Garage, CENTRAL A/C and a WALKOUT basement, all designed with an excellent, functional layout. It's an ideal choice for those needing private spaces within the home. Recent upgrades: a newly resodded front lawn (last summer), a tankless water heater (2019), and refinished hardwood floors (sanded and restained in 2019)

The open-concept main level includes a stunning kitchen that opens up to a spacious dining and living area, making it perfect for family gatherings or entertaining. The master suite is large enough to accommodate a king-sized bed comfortably, while the second bedroom is also generously sized. The main bathroom feels like a spa with its 5-piece setup.

The walkout basement adds brightness and space with two large bedrooms that meet building codes, a full bathroom, a family room, a wet bar, and additional flex space for your unique needs. The home has undergone extensive renovations inside and out, including new windows, doors, hail-resistant shingles, updated kitchen, and bathrooms.

A 24 x 24 heated garage, connected by a covered breezeway to the house, upper deck, lower patio, beautifully landscaped yard, and a



new cedar fence enhance the exterior.
Located in a fantastic area, it's within walking distance to schools of all levels, bus and LRT stations, shopping, and pathways.

Built in 1964

Essential Information

MLS® #	A2109071
Price	\$669,900
Sold Price	\$750,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.13
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1306 Southbow Place Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0X9

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, Insulated, Oversized, Parking Pad

Interior

Interior Features	Bar, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Mantle, None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 1st, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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