

\$724,900 - 11 Spokane Street Sw, Calgary

MLS® #A2112089

\$724,900

3 Bedroom, 3.00 Bathroom, 1,238 sqft
Residential on 0.12 Acres

Southwood, Calgary, Alberta

Canopy tree-lined streets bring you to a beautiful and fully upgraded home in West Haysboro/Southwood. This tastefully renovated property is turnkey inside and out. The kitchen features custom cabinetry, under-cabinet lighting, integrated high-end appliances, and a dual-fuel stove. The dining nook gets flooded with morning sunlight. The living room is complimented by built-in shelving and a centred electric fireplace. The master bedroom can easily accommodate a king-size bed and features a custom-built closet and make-up desk. The 5pc ensuite features dual sinks, and a spacious shower with 10 mm glass and niche. Enjoy having main floor laundry with additional storage space. Two large bedrooms and a 4pc bathroom complete the main level. The fully finished basement is home to a family room with a wood-burning fireplace, 4pc bathroom, and ample storage space. Additional upgrades to note are brand new insulation on all exterior walls and interior walls, re-finished hardwood flooring, windows (2017), water softener (2018), tankless water heater (2022), new furnace (2022), blackout blinds, central vacuum, built-in speakers, new electrical panel to house and garage (2017), WIFI boosters, CAT6 wiring throughout, exterior doors with smart key locks, and exterior paint. The sunny west-facing backyard features a concrete patio, deck with gazebo and storage shed. Enjoy RV parking and an oversized single detached garage that is fully insulated and



heated. The home is perfectly situated just a short walk to the brand new BRT line, an off-leash dog park, the Southland C-Train & many amenities including Amaranth Foods, Tim Hortons and much more. Get the best of both worlds as this sliver of Southwood homes is situated in WEST Haysboro! The property is located North of Southland Dr & West of Elbow.

Built in 1959

Essential Information

MLS® #	A2112089
Price	\$724,900
Sold Price	\$735,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,238
Acres	0.12
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	11 Spokane Street Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0M6

Amenities

Parking Spaces	4
Parking	Heated Garage, Oversized, RV Access/Parking, Single Garage Detached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, No Smoking Home, Separate Entrance, Stone Counters, Storage, Tankless Hot Water, Vinyl Windows, Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Gazebo, Front Yard, Lawn, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 29th, 2024
Days on Market	22
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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