

\$839,000 - 40 Slocan Road Sw, Calgary

MLS® #A2115711

\$839,000

5 Bedroom, 3.00 Bathroom, 1,538 sqft
Residential on 0.18 Acres

Southwood, Calgary, Alberta

Welcome to this large updated 5 bedroom home ideally located in the sought after community of Southwood. Boasting 1,538 sq.ft. on the main level and 2,182 sq.ft. of total living area. Its perfect for growing families we're people just prefer a little space. This home is nestled on a very large 70x110 lot allowing for possible future rear yard development; additional garages and or carriage suites or enjoy as is, it's a great, safe place for children pets or entertaining. Inside the home you will find an updated interior, bright airy principle rooms, hardwood floors throughout the main level, updated bathrooms with dual vanities both main and ensuite, generous sized bedrooms. The lower level is just as bright as the main level. The oversized heated Double attached garage a (rarity for homes in this vintage) is super convenient. and there is ample parking in the driveway or front street. An off leash area is just around the corner, and shopping transit to the LRT is close by as well. All 3 levels of schools are within walking distance. Definitely worth your consideration.



Built in 1963

Essential Information

MLS® #	A2115711
Price	\$839,000
Sold Price	\$868,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,538
Acres	0.18
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	40 Slocan Road Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0S8

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator
Heating	Mid Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Masonry, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Balcony
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Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	April 5th, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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