

\$650,000 - 48 Slocan Road Sw, Calgary

MLS® #A2131862

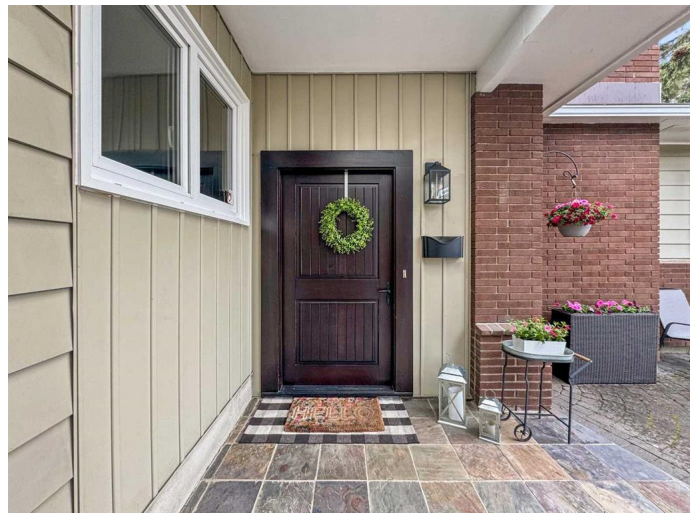
\$650,000

4 Bedroom, 2.00 Bathroom, 1,228 sqft

Residential on 0.17 Acres

Southwood, Calgary, Alberta

Welcome to this well loved 4 level split home, where classic charm meets modern comfort in the lovely family community of Southwood. Situated on a spacious corner lot adorned with mature trees, this property offers a perfect blend of indoor and outdoor living. Step inside and be greeted by a cozy family room featuring a timeless 1964 wood-burning fireplace, creating a warm and inviting atmosphere. Large windows flood the space with natural light, illuminating the hardwood flooring that flows seamlessly into the dining room. Entertain with ease in this versatile space, ideal for hosting gatherings or enjoying family meals. The heart of the home lies in the updated kitchen, boasting stainless steel appliances, slate flooring, and elegant granite countertops. With ample space and modern amenities, meal preparation becomes a joyous experience. And with views overlooking the large corner backyard, cooking becomes even more enjoyable. Upstairs, two spacious bedrooms await, accompanied by an updated 4-piece bathroom complete with double sinks for added convenience. On the third level, two additional bedrooms and a modern 3-piece bathroom offer flexibility and functionality for your family's needs. Escape to the fourth level, where a large family room awaits with yet another fireplace, creating a cozy retreat for relaxation. A sizable laundry room and a versatile storage/gym area provide practicality and convenience for everyday living. Since 2013 significant updates have been made to



enhance the home's functionality and efficiency, including a new electric panel, rubber roof, furnace, hot water tank and triple-pane windows. Additionally, fresh paint and updated flooring throughout add a touch of modern elegance to the interior. Outside, a large heated, insulated, and drywalled double garage ensures your vehicles and belongings are protected year-round. Southwood offers a welcoming community atmosphere with tree-lined streets and convenient amenities. Residents enjoy easy access to parks, schools, and local shops, fostering a balanced and vibrant lifestyle. Don't miss the opportunity to call this meticulously maintained Southwood home.

Built in 1964

Essential Information

MLS® #	A2131862
Price	\$650,000
Sold Price	\$745,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,228
Acres	0.17
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	48 Slocan Road Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2W 0S8

Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway, Front Drive, Heated Garage

Interior

Interior Features Bar, Beamed Ceilings, Breakfast Bar, Double Vanity, Granite Counters, Pantry

Appliances Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot

Roof Rubber

Construction Brick, Metal Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 14th, 2024

Date Sold May 16th, 2024

Days on Market 2

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office Royal LePage Benchmark

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