

# \$549,000 - 606 Southland Green Sw, Calgary

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MLS® #A2154702

## \$549,000

4 Bedroom, 3.00 Bathroom, 1,007 sqft

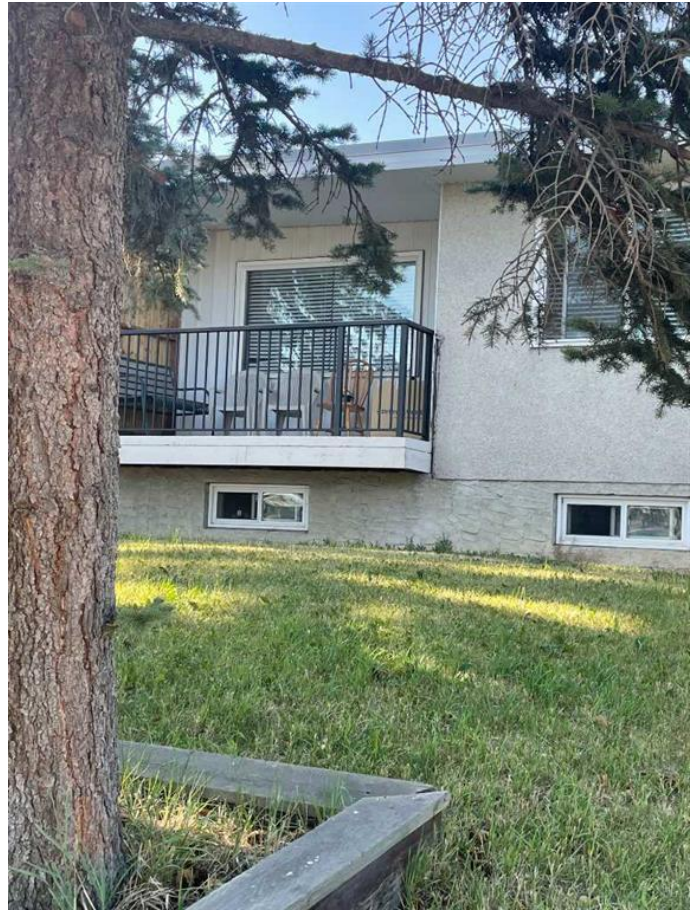
Residential on 0.08 Acres

Southwood, Calgary, Alberta

Attention Investors! Recently renovated half of the duplex with a 5 min walk to LRT! Here is concentrated information about the place: 1. Property. It is a raised bungalow with 3 large bedrooms / 2 full bathrooms on the main floor; 1-bedroom illegal suite with 1 full bathroom in the basement; and large attached 1 -car garage sitting on the 3,500 sq. ft. lot 2. All renovations and upgrades were in 2022 -2024: new roof –in 2023 (value \$27,000); main floor renovation-in 2024 (value \$ 15,000); basement development –in 2022 (value \$35,000), side main Entrance with stairs (inside and outside) and property fence- in 2024 (value around \$15,000). 3. Income. Just finished Main floor tenancy was with monthly payment \$2150. Basement 1- bedroom illegal suite is on month by month agreement with rental income \$1,200. Utility is additional \$350 or less in total. 4. Potential. On the main floor a large living room with a full bathroom, which can be converted to the 4th bedroom. Single Attached garage has a size of double garage. Part of it has a window. It can be converted to an additional bedroom. There is the more possibility: to extend the one car garage to tandem 2-car garage or –etc. according to your fantasy. Basement's Tenants are on month-by -month schedule. They want to stay, but will move when needed.

Built in 1971

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2154702               |
| Price          | \$549,000              |
| Sold Price     | \$549,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,007                  |
| Acres          | 0.08                   |
| Year Built     | 1971                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 606 Southland Green Sw |
| Subdivision | Southwood              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2W 0K2                |

### Amenities

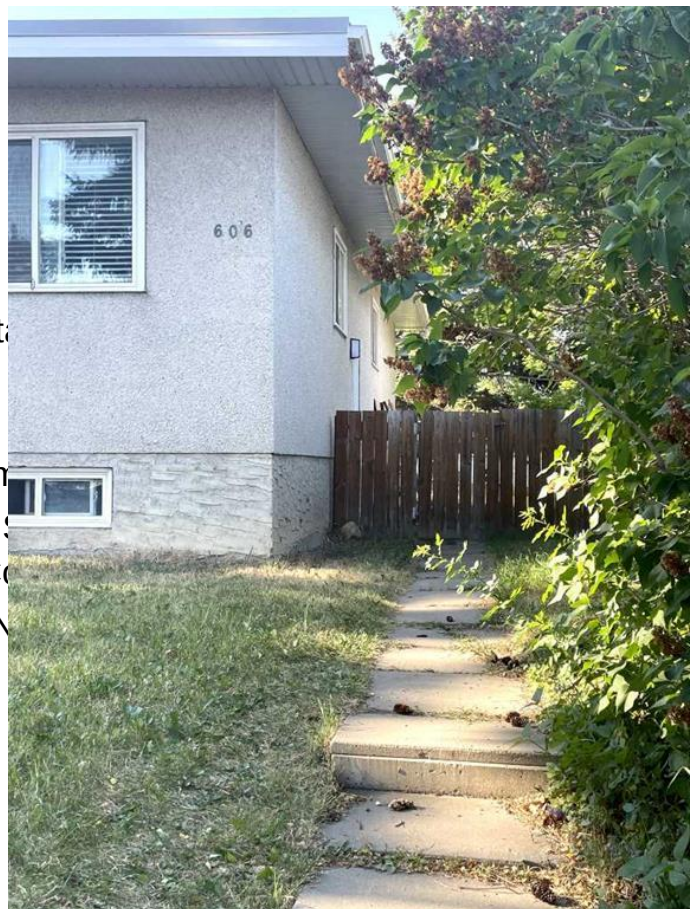
|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Off Street, Single Garage Attached |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, See Remarks                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Fan, Refrigerator, Window Cooling Unit(s) |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                 |
| Cooling           | Window Unit(s)                                                                           |
| Has Basement      | Yes                                                                                      |
| Basement          | Full, Suite                                                                              |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Lane, Back Yard, Few Trees, Sloped Down |
| Roof              | Flat                                         |



|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | August 1st, 2024    |
| Date Sold      | September 6th, 2024 |
| Days on Market | 35                  |
| Zoning         | R-C2                |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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