

# \$884,900 - 84 Southhampton Drive Sw, Calgary

MLS® #A2164645

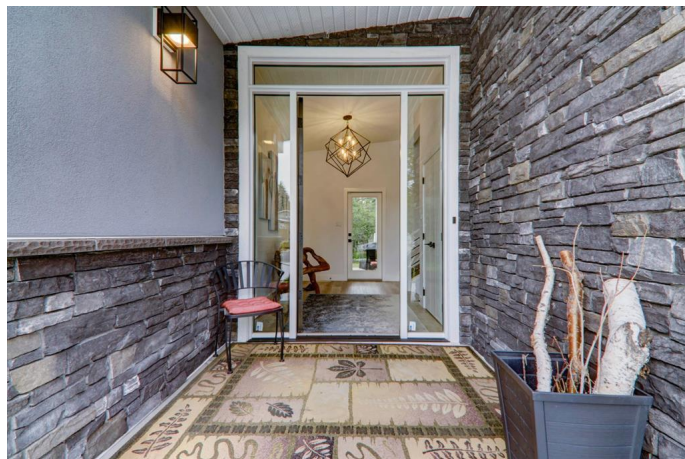
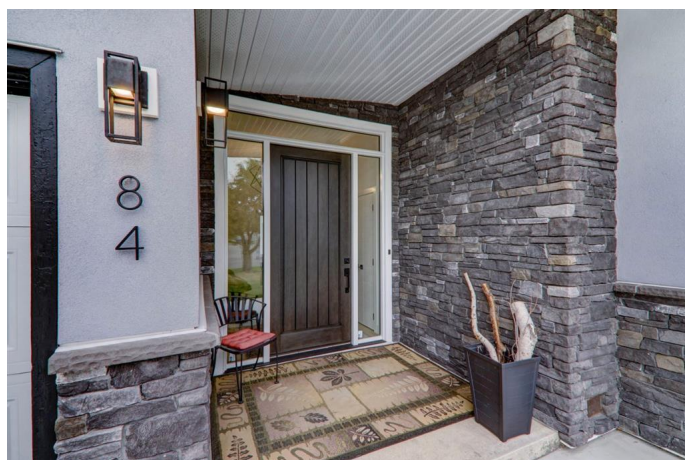
**\$884,900**

4 Bedroom, 3.00 Bathroom, 1,440 sqft

Residential on 0.16 Acres

Southwood, Calgary, Alberta

Estate style home in Southwood! Where new meets old! This home has been redone to the highest standard! Re-engineered structural, new electrical, new mechanical, new outside building envelope and driveway, all new windows, new exterior doors and that's just what you can't see! Walk through an 8' door to an absolutely show stopper front entry! From there you'll take one glance into the main living area and fall in love. This Main floor will take your breath away with its simple elegance! Modern lighting, classic white kitchen, new stainless appliances, vinyl flooring, vaulted ceilings, new oversized windows and yet this stunning re-aged wood burning fireplace to add just the right amount of warmth while entertaining. Down the hall you'll find the Master bedroom with 4pc ensuite, huge walk-in closet and attached laundry like modern homes. Also another bedroom and beautiful 4pc bath. Downstairs the modern continues with a MASSIVE family room. Posts were eliminated by re-engineering the beams both upstairs and down opening up the home to so many more options for room layout. Again another wood burning fireplace add the warmth needed while enjoy the space. There is another 2 bedrooms in the lower level with one having entrance to the outside back yard. Finishing off the basement is a third 4pc bathroom, storage and a brand new mechanical bringing this home into a 2022 standard and efficiency of living. Minutes from Elbow Trail then a straight shot to downtown



makes any commute simple. Close to schools and major shopping centres is also a plus as well. This home is truly brand new on original studs! You will be sure to enjoy! Thanks

Built in 1959

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2164645    |
| Price          | \$884,900   |
| Sold Price     | \$890,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,440       |
| Acres          | 0.16        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 84 Southampton Drive Sw |
| Subdivision | Southwood               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 0T8                 |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Concrete Driveway, Double Garage Attached, Insulated |

### Interior

|                   |                                                                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Wired for Data |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                      |
|-----------------|--------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Refrigerator, Washer/Dryer, Bar Fridge, Gas Stove, Microwave, Range Hood |
| Heating         | Forced Air                                                                           |
| Cooling         | None                                                                                 |
| Fireplace       | Yes                                                                                  |
| # of Fireplaces | 2                                                                                    |
| Fireplaces      | Family Room, Living Room, Mantle, Stone, Wood Burning                                |
| Has Basement    | Yes                                                                                  |
| Basement        | Finished, Full, Walk-Out                                                             |

## Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Rain Gutters                                                                              |
| Lot Description   | Few Trees, Back Yard, City Lot, Front Yard, Irregular Lot, Lawn, Landscaped, Level, Street Lighting |
| Roof              | Asphalt Shingle                                                                                     |
| Construction      | Stucco, Wood Frame, Stone                                                                           |
| Foundation        | Poured Concrete                                                                                     |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2024 |
| Date Sold      | September 19th, 2024 |
| Days on Market | 8                    |
| Zoning         | R-C1                 |
| HOA Fees       | 0.00                 |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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