

# \$725,000 - 1427 Southdale Place Sw, Calgary

MLS® #A2211642

**\$725,000**

3 Bedroom, 2.00 Bathroom, 1,303 sqft

Residential on 0.23 Acres

Southwood, Calgary, Alberta

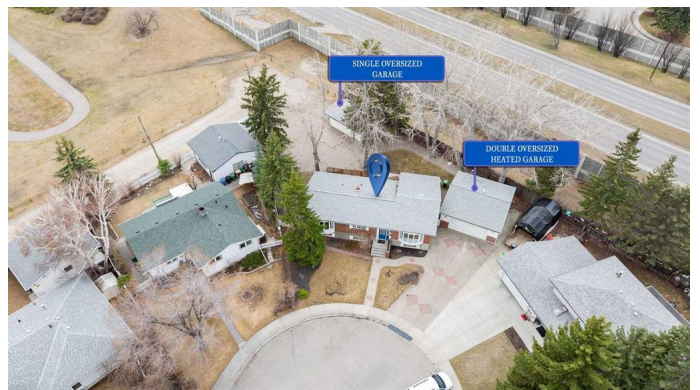
Nestled in the community of Southwood, this charming and recently updated home is sure to impress! Featuring 3 bedrooms and 2 bathrooms, the home boasts an open floor plan with brand new laminate flooring, fresh paint throughout, and new appliances that bring a modern touch to every space.

Enjoy the convenience and versatility of not one, but TWO GARAGES – A HEATED, OVERSIZE DOUBLE DETACHED GARAGE with brand new pot lights, plus an ADDITIONAL OVERSIZED SINGLE DETACHED GARAGE – perfect for extra vehicles, storage, or a workshop.

Sitting on an incredible 0.23-acre pie-shaped lot, there’s ample space for outdoor living, including RV PARKING and direct access to a park with walking trails right behind the home. It’s the perfect setup for families, outdoor lovers, or anyone who values privacy and green space.

Ideally located just minutes from Anderson Road, South Centre Mall, shopping, Rocky View Hospital and a variety of schools, this home combines comfort, space, and location in one unbeatable package.

Don't miss your chance to own this gem in Southwood – book your showing today!



Built in 1967

## Essential Information

MLS® #	A2211642
Price	\$725,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,303
Acres	0.23
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1427 Southdale Place Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0X8

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Heated Garage, Insulated, Oversized, Single Garage Detached
# of Garages	3

### Interior

Interior Features	Laminate Counters, No Animal Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, No Neighbours Behind, Pie Shaped Lot

Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	32
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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