

# \$675,000 - 1304 Southbow Place Sw, Calgary

MLS® #A2240565

## \$675,000

3 Bedroom, 2.00 Bathroom, 1,077 sqft

Residential on 0.14 Acres

Southwood, Calgary, Alberta

OPEN HOUSE - SUNDAY JULY 27 FROM 1PM TO 3PM - Call this SWEET home yours in the CHARMING community of SOUTHWOOD - CORNER LOT measuring approximately 5898 square feet - LOCATED on a Quiet CUL DE SAC - CLOSE PROXIMITY to schools, parks, shopping and public transit - EXCELLENT accessibility to ALL MAJOR Roadways - The home exudes warm delight from top to bottom, great curb appeal welcomes you to the bright floor plan with lots of windows and a great floor plan. You are immediately impressed with the vaulted ceilings and beams creating an aspect of volume for the large living room anchored with an incredible fireplace. Adjoining the living room is a great flex space that can be used as an office, more space for family and friends, a great place for your baby's playpen or a cool cat hangout. The vaulted ceilings carry through into the comfortable dining room next to the inviting kitchen begging for prime rib roasts and fresh baked goods. The kitchen and dining room overlook your charming yard with access to a large sundrenched deck, great for entertaining and relaxation. The two main floor bedrooms are generous with the primary bedroom featuring a walk-in closet. Downstairs you will find a large rumpus room, ideal for your media room and hobbies, a wet bar, third bedroom and full bathroom. Finally back to the backyard, there is an oversized double garage, charming wood storage shed, a wonderful array of perennials and annuals



and the most delicious raspberries. Donâ€™t miss your chance to own this home.

Built in 1965

**Essential Information**

MLS® #	A2240565
Price	\$675,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1304 Southbow Place Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0X9

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated
# of Garages	2

**Interior**

Interior Features	Beamed Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Other, Private Yard, Storage
Lot Description	Back Lane, Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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