

# \$549,900 - 908 Stonehaven Road Sw, Calgary

MLS® #A2221813

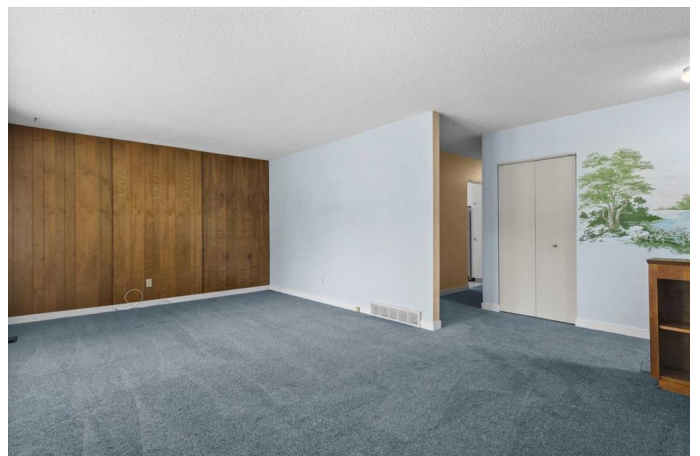
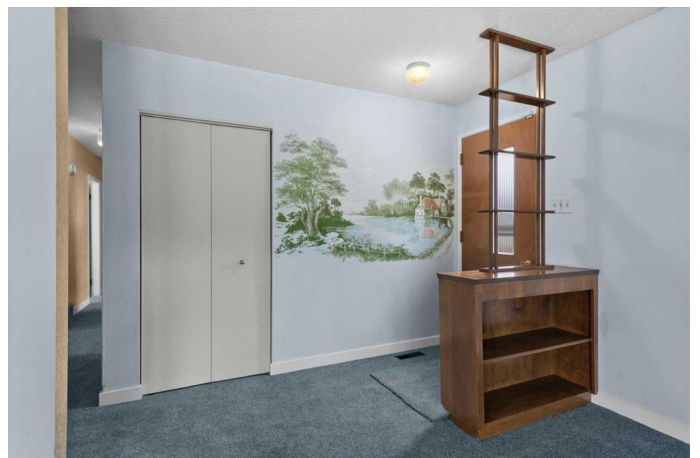
**\$549,900**

3 Bedroom, 1.00 Bathroom, 1,124 sqft

Residential on 0.15 Acres

Southwood, Calgary, Alberta

Tucked into one of Calgary's most connected and family-friendly communities, this originally owned bungalow in Southwood offers the perfect blend of charm, comfort, and potential. With 1,124 square feet of well-cared-for living space on the main level, this home is ready for its next chapter, whether that's hosting a growing family, offering a soft landing for first-time buyers, or serving as a downsized haven for those seeking easy, single-level living. Step inside through the front entrance and discover a bright and spacious living room that welcomes you in with warmth and natural lighting, setting the tone for quiet afternoons, lively gatherings, and the kind of everyday moments that turn into cherished memories. A second entrance through the side-drive through driveway brings you into the heart of the home and the generously sized kitchen featuring an abundance of cabinetry and storage. Whether you're whipping up school lunches, meal-prepping for the week, or hosting brunch, there's plenty of room to work, gather, and enjoy. Three generously sized bedrooms are included in this floor plan and offer flexibility for all stages of life. The primary bedroom includes a convenient two-piece bath. The second bedroom has been smartly converted into an upper-level laundry space and is an unexpected luxury that adds comfort and practicality to your daily routine. Need another bedroom? This one can be easily reversed. The third bedroom is ideal as a nursery, home office, craft room, or gym



providing flexibility to fit your changing needs. A full 5-piece bathroom with a walk-in tub rounds out the main floor, adding both convenience and peace of mind for families with young children or anyone thinking long-term. Downstairs, the unfinished basement is a blank canvas just waiting for your vision. Dream big as this space could become a sprawling recreation and games room, a media lounge, extra bedrooms, or a combination of it all. This home sits on a generously sized lot with mature landscaping and a garden that's been lovingly tended to over the years. Picture kids running through sprinklers, summer evenings outside, or planting veggies in your own backyard. With plenty of room to add a double garage and RV parking, this outdoor space grows with you. Location is always paramount, and Southwood is a community that's hard to match. With quick access to major roads and two nearby LRT stations, Southland and Anderson, your commute is always convenient. You're also close to both Chinook Centre and Southcentre, making shopping a breeze. Running errands, filling prescriptions, or heading to a doctor's appointment is simple, with clinics, pharmacies, and dining options all nearby. If outdoor living is your ideal lifestyle, you'll appreciate being near Fish Creek Park and Glenmore Reservoir, both offering walking paths, picnic areas, and space to reconnect with nature. Downsize, start fresh, or invest....this Southwood bungalow is an incredible opportunity!

Built in 1966

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2221813  |
| Price    | \$549,900 |
| Bedrooms | 3         |

|                |             |
|----------------|-------------|
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,124       |
| Acres          | 0.15        |
| Year Built     | 1966        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 908 Stonehaven Road Sw |
| Subdivision | Southwood              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2W0P6                 |

### Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                             |
| Parking        | Attached Carport, Covered, Driveway, RV Access/Parking, Concrete Driveway, Carport, Drive Through, Rear Drive |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance, Laminate Counters    |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Unfinished                                                         |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Private, Rectangular Lot, Street Lighting, Garden, See Remarks |
| Roof              | Asphalt Shingle                                                                                                                  |
| Construction      | Vinyl Siding, Wood Frame                                                                                                         |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 19th, 2025  
Days on Market                27  
Zoning                              R-CG

**Listing Details**

Listing Office                    Real Broker

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