

# \$620,000 - 2531 Southwood Drive Se, Calgary

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MLS® #A2228859

**\$620,000**

4 Bedroom, 2.00 Bathroom, 1,046 sqft

Residential on 0.14 Acres

Southview, Calgary, Alberta

Welcome to your new home in the established Southview neighborhood! This charming bungalow is perfect for those looking to downsize, first-time homebuyers, or investors seeking an affordable opportunity. This home has 4 bedrooms and 2 full baths! The home boasts modern updates throughout, making it move-in ready. Pride of ownership is evident in this home, meticulously cared for by the owner. Every detail has been thoughtfully renovated, showcasing the owner's dedication throughout the entire property. The primary bedroom features a spacious master walk-in closet, and includes a relaxing jacuzzi tub. The exterior is beautifully landscaped with low-maintenance features, including composite decking, a full irrigation system, and gutter guards - making outdoor upkeep easy and efficient. Gas lines are installed for both a BBQ and a firepit, perfect for year-round entertaining. With a heated double detached garage, perfect for handymen or hobbyists, and energy-efficient solar panels to help reduce electricity costs, this property checks all the boxes. Nestled in a quiet, mature community, you'll enjoy quick access to downtown, scenic pathways, parks, public transit, shopping, schools, and recreational amenities. Plus, you're just minutes from a golf course, zoo, bird sanctuary, and Valley View Park. This home truly has it all! Call your favorite realtor today to book a showing!

Built in 1959



## Essential Information

MLS® #	A2228859
Price	\$620,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,046
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2531 Southwood Drive Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1S6

## Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Back Lane, Corner Lot, Landscaped, Level, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	40
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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