



# 10816 Sacramento Drive Calgary Alberta

\$579,900

TURN-KEY, Fully Renovated Home with Illegal Suite/Mortgage Helper! This beautifully updated home in the sought-after community of Southwood offers a modern design, high-end finishes, and fantastic investment potential. Featuring 4 bedrooms plus den, 2 bathrooms, and a double parking pad with back lane access, this property is perfect for first-time homebuyers to live up, rent down, or investors seeking additional income. The main level boasts a bright and airy atmosphere with oversized windows, a neutral colour palette, and luxury vinyl plank flooring throughout. The large kitchen is a showstopper, complete with sleek white shaker-style cabinets, quartz countertops, modern black hardware, and stainless steel appliances. The dining area opens to a charming front deck via sliding glass doors. Completing the main floor are 2 spacious bedrooms, including a generous primary suite, and a large 4-piece bathroom. The illegal suite in the basement is an excellent mortgage helper, featuring 2 additional bedrooms, spacious den, a 4-piece bathroom, and a massive recreation room with storage. The suite's kitchen mirrors the main level's elegance, with sleek cabinetry and stainless steel appliances. Newer furnace, Hot water tank, most windows and separate laundry for upstairs & down. Located in the family-friendly community of Southwood, this home is conveniently close to shops, schools, parks, and the LRT station. Don't miss this incredible opportunity to own a fully renovated property with income potential. Schedule your showing today! (id:6769)

4pc Bathroom 8.58 Ft x 5.42 Ft

Bedroom 11.42 Ft x 11.17 Ft

Bedroom 9.92 Ft x 11.25 Ft

Kitchen 9.83 Ft x 12.58 Ft

Recreational, Games room 12.83 Ft x 24.50 Ft

Storage 4.67 Ft x 8.75 Ft

4pc Bathroom 7.58 Ft x 9.08 Ft

Bedroom 11.00 Ft x 11.83 Ft

Dining room 11.17 Ft x 6.58 Ft

Kitchen 11.17 Ft x 12.75 Ft

Living room 11.58 Ft x 19.25 Ft

Primary Bedroom 11.33 Ft x 11.83 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.terrinsellsyyc.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca