



# 126 Springwood Drive Calgary Alberta

\$625,000

Welcome to this perfect blend of stability and potential in the heart of Southwood, one of Calgary's most resilient, established communities. This well-maintained 1,051 sq. ft. bungalow (offering over 1,800 sq. ft. of total developed living space) sits on a quiet street, positioned perfectly for families, multi-generational living, or savvy investors. Step into a sun-drenched, open-concept floor plan featuring refinished original hardwood floors and a fresh paint palette. The main level hosts three generous bedrooms and a full 4-piece bathroom. Thoughtful technical updates include all-new electrical outlets and sockets, ensuring a modern, plug-and-play experience from day one. The finished basement is a functional powerhouse. With two additional bedrooms, a second full bathroom, and an expansive recreation room, this space offers incredible flexibility. Whether you require a home office, a teen retreat, or are looking to explore other potentials, this layout delivers. This property has been systematically updated to provide long-term security and give you peace of mind: Hot Water Tank (2024), Partial New Fencing (2024), Roof (2021), High-Efficiency Furnace (2019). Situated on a private, oversized lot with coveted R-CG Zoning, the future value here is significant. Exterior features include an 18' x 24' covered carport to protect your vehicles from the elements and an 8' x 16' powered shed equipped with electrical outlets for winter vehicle plugging in a private fenced backyard perfect for summer entertaining. Enjoy unbeatable walkability and transit access. Minutes from Southland & Anderson LRT stations, public libraries, top-tier schools, and the premium shopping at Southcentre Mall. Excellence in value and location. Book your private showing to secure a foothold in SW Calgary's growing market. (id:6769)

Listing Presented By:



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### RE/MAX Realty Professionals

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Recreational, Games room 26.17 Ft x 10.58 Ft  
 Bedroom 18.58 Ft x 11.00 Ft  
 Bedroom 12.00 Ft x 11.58 Ft  
 4pc Bathroom 8.33 Ft x 5.42 Ft  
 Laundry room 5.75 Ft x 4.50 Ft  
 Living room 12.67 Ft x 10.42 Ft

Dining room 9.67 Ft x 8.00 Ft  
 Kitchen 12.50 Ft x 10.50 Ft  
 Primary Bedroom 10.67 Ft x 10.25 Ft  
 Bedroom 10.17 Ft x 8.08 Ft  
 Bedroom 9.75 Ft x 9.17 Ft  
 4pc Bathroom 9.92 Ft x 3.42 Ft