68 Sackville Drive Calgary Alberta

$565,000

Charming Bungalow with Modern Upgrades and Exceptional Potential. Welcome to 68 Sackville Drive, located on a tranquil street in the coveted Southwood community. Perfectly positioned with a bright west-facing orientation, this home boasts a picturesque front yard overlooking a lush green space. Ideal for families, this residence is move-in ready and offers fantastic growth potential. Enjoy the convenience of being just steps away from Panabaker Junior High, with direct access to Elbow Drive Transit and a short walk to shopping and the Southland LRT. This home has seen significant improvements over the past 5 to 10 years, including a new roof, high-efficiency windows, a modern water tank, and updated fencing. The sewer line was replaced and certified in 2019. The interior features contemporary updates with newer main floor windows. The three upstairs bedrooms showcase original hardwood floors in excellent condition, and the full bathroom includes a luxurious jetted tub. A generously sized dining room connects seamlessly to both the kitchen and living room, making it perfect for family gatherings. The finished basement, accessible via a separate entrance has an illegal suite and includes two large bedrooms, a full bathroom, and a spacious family room. (It currently has a tenant who is moving out.) This lower level also features a kitchenette with a built-in fridge, a stand-up bar, and a sink. Additional upgrades include a newer breaker box, electrical enhancements, and hard-wired smoke detectors. The outdoor space is equally impressive, with extensive landscaping that includes established perennials, and a poured concrete patio. The front and back yards are enclosed with newer fences and gates, creating an inviting environment for outdoor living. The 24' x 20' garage, with high ceilings and partial concrete walls, offers ample space for a workshop and convenient lan...

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

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

Living room 26.83 Ft x 10.67 Ft	Dining room 10.25 Ft x 8.92 Ft
Laundry room 13.25 Ft x 13.00 Ft	Kitchen 10.92 Ft x 8.92 Ft
Other 6.33 Ft x 5.75 Ft	Primary Bedroom 12.25 Ft x 11.50 Ft
Bedroom 14.42 Ft x 9.42 Ft	4pc Bathroom 9.83 Ft x 4.92 Ft
3pc Bathroom 9.25 Ft x 6.00 Ft	Bedroom 12.83 Ft x 8.83 Ft
Bedroom 13.58 Ft x 10.92 Ft	Bedroom 12.17 Ft x 8.42 Ft

Living room 17.33 Ft x 14.92 Ft