

# \$649,900 - 1356 Southdale Crescent Sw, Calgary

MLS® #A2248844

## \$649,900

4 Bedroom, 3.00 Bathroom, 1,243 sqft

Residential on 0.15 Acres

Southwood, Calgary, Alberta

Welcome to this well loved and cared for, fully developed, bi-level. Situated on a large reverse pie lot, directly across from the park on a quiet crescent. Features include large, bright L shaped living/dining room combination with feature gas fireplace. Functional kitchen with separate eating area, with access to rear deck. 4 pc. bathroom, 3 bedrooms, master has 2 pc. ensuite. Lower level offers large family room, 2 additional bedrooms, 3 pc. bath and laundry / storage area. The rear yard is fully fenced and the house roof was replaced in 2022. Present owner has lived here for 47 years. This is a great family home. Shopping, schools and transportation all minutes away. Check out this excellent home in the established community of Southwood.

Built in 1973

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248844    |
| Price          | \$649,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,243       |
| Acres          | 0.15        |
| Year Built     | 1973        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bi-Level |
| Status   | Active   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1356 Southdale Crescent Sw |
| Subdivision | Southwood                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2W 1W2                    |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                |
| Appliances        | Built-In Oven, Dryer, Refrigerator, Washer, Window Coverings, Electric Cooktop |
| Heating           | Forced Air                                                                     |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Gas                                                                            |
| Has Basement      | Yes                                                                            |
| Basement          | Finished, Full                                                                 |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | None                                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Wood Frame                                       |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 24                |
| Zoning         | R-CG              |

**Listing Details**

Listing Office                RE/MAX Real Estate (Mountain View)

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