

260 Southamption Drive SW
Calgary, Alberta

MLS # A2232653

\$769,999

Division:	Southwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,299 sq.ft.	Age:	1971 (54 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Mixed, Post & Beam, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)		
Inclusions:	Suite Fridge, Dishwasher , and stove		

Open House Sunday June 22 2025 from 12 pm to 2:30 pm. Welcome to this beautifully maintained and extensively upgraded home in the highly sought-after community of Southwood. Nestled in a peaceful and mature neighbourhood, this renovated four-level split offers the perfect blend of modern luxury, family functionality, and income-generating potential. From the moment you step inside, you'll be impressed by the vaulted high ceilings that create a bright, open, and airy living space filled with natural light. The main level features a spacious layout with stylish flooring, a large living and dining area, and a functional kitchen with ample cabinetry—perfect for everyday living and entertaining. With nearly 2,600 square feet of developed living space, the home features five spacious bedrooms—three located on the upper floor and two more in the fully developed walk-up suite. The upper floor also includes a tastefully updated full bathroom, with plenty of room for a growing family. A standout feature of this property is the self-contained walk-up suite with its own private entrance. Thoughtfully designed for multi-generational living or rental income, this Illegal suite offers 2 bedrooms, 2 full bathrooms, a full kitchen, and a comfortable living space, providing both flexibility and privacy. for Family member, Guest, or Extra Income. The exterior boasts a brand-new detached garage, as well as an additional front parking pad beside the house, offering ample off-street parking for multiple vehicles. Situated on a large lot in a quiet, family-friendly location, this home is just minutes away from schools, parks, shopping, public transit, and major roadways. Don't miss this rare opportunity to own a spacious, upgraded home with income potential in one of Calgary's most established and desirable communities.