

# \$775,000 - 15 Southdale Bay Sw, Calgary

MLS® #A2241811

**\$775,000**

3 Bedroom, 2.00 Bathroom, 1,224 sqft  
Residential on 0.21 Acres

Southwood, Calgary, Alberta

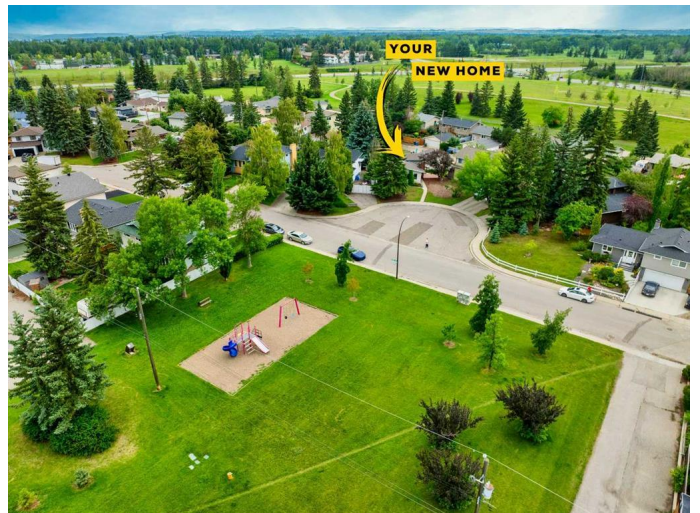
Incredible opportunity to own a beautifully updated 3-level split sitting on a massive over 9,100 sq.ft. southwest-facing pie lot, tucked away in a quiet cul-de-sac facing a green space. This home offers a rare combination of architectural character, modern upgrades, and unbeatable outdoor space. Soaring cedar-clad vaulted ceilings and large windows flood the main floor with natural light, while the open layout creates a perfect flow for both everyday living and entertaining.

The kitchen is a standout, featuring an oversized island with a breakfast bar, farmhouse sink, custom cabinetry, pantry storage, and upgraded appliances. Adjacent is a spacious dining area and an expansive great room with sightlines that make the space feel even larger.

Upstairs you'll find three well-proportioned bedrooms including a king-sized primary suite with double closets and a stunning new 4-piece ensuite complete with a deep soaker tub and stylish finishes. Another full 4-piece bathroom completes the upper level.

The lower level offers versatility with a large family room, dedicated home office or den, a separate laundry room, and access to a generous crawl space with built-in shelving—ideal for organized storage.

Step outside and you'll discover an



incredible backyard oasis. Enjoy a private deck, poured concrete patio with built-in firepit, two RV parking pads, and a large storage shed. The fully finished 27' x 21' heated garage is a showstopper with its own electrical panel, 50-amp service, EV charging outlets, upgraded lighting, and space to spare—perfect for any hobbyist or car enthusiast.

Additional upgrades include a new high-efficiency furnace, updated windows throughout, and low-maintenance flooring.

Ideally located within walking distance to multiple schools, parks, and pathways, and just minutes from shopping, transit, and the LRT. This is the kind of home that rarely comes available—offering size, location, and lifestyle all in one package.

Built in 1972

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2241811      |
| Price          | \$775,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,224         |
| Acres          | 0.21          |
| Year Built     | 1972          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 15 Southdale Bay Sw |
| Subdivision | Southwood           |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2W 1W1 |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, See Remarks, Beamed Ceilings, Natural Woodwork, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                       |
| Heating           | Forced Air                                                                                        |
| Cooling           | None                                                                                              |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, See Remarks, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 39              |
| Zoning         | R-CG            |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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