

# \$599,900 - 11147 Southdale Road Sw, Calgary

MLS® #A2248986

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,485 sqft

Residential on 0.13 Acres

Southwood, Calgary, Alberta

What a great opportunity to acquire a RARE 3 LEVEL SPLIT detached home with a DOUBLE FRONT ATTACHED GARAGE, located on a QUIET STREET in the SOUGHT-AFTER community of SOUTHWOOD! Updated over the years and very well taken care of, this home is IDEAL FOR A FAMILY.

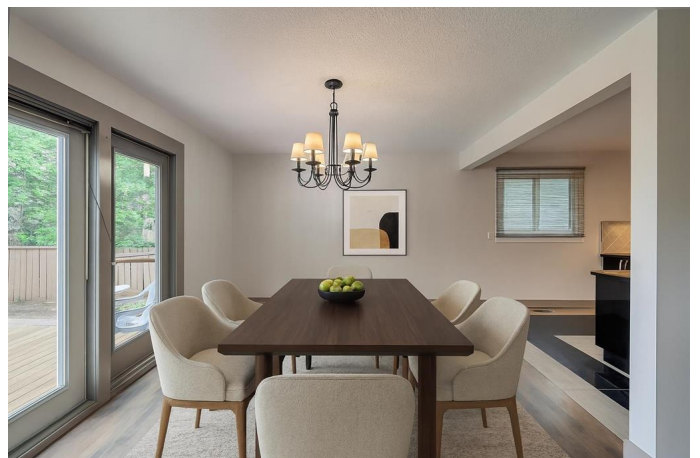
The main floor features a spacious living room with HARDWOOD FLOORING, a corner GAS FIREPLACE, and access to the backyard; plus a FUNKY KITCHEN with plenty of cupboards, stone countertops, a wine rack, a cooktop stove, and a built-in oven.

The upper level offers a large primary bedroom with a walk-in closet and a 3PC ENSUITE upgraded BATHROOM, along with two more generously sized bedrooms and a 4PC updated bathroom.

The basement provides a large RECREATION/FAMILY ROOM, a 2PC bathroom, and a massive crawl space perfect for storage. Your future home is equipped with CENTRAL AIR CONDITIONING. The double garage is HEATED and has a freshly painted floor.

The MASSIVE BACKYARD boasts a LARGE DECK, a shed, a concrete pad for a hot tub, a BBQ GAS LINE plus the added bonus of a back lane. All WINDOWS HAVE BEEN UPDATED TO VINYL. BRAND NEW CARPET throughout the upper level as well!

Youâ€™ll be ideally located within walking and biking distance to excellent schools, including Ethel M. Johnson (Elementary), Harold



Panabaker (Jr. High), and Dr. E.P. Scarlett (High School) with the Calgary Board of Education. Nearby options also include St. Stephen’s (Elementary) under the Catholic school system and Foundations for the Future Academy, a private charter elementary school. Close to Anderson LRT, Superstore, major bus routes, Anderson Road, and Macleod Trail “this is the perfect location for families and commuters alike.  
COME VIEW IT NOW!

Built in 1971

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2248986      |
| Price          | \$599,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,485         |
| Acres          | 0.13          |
| Year Built     | 1971          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 11147 Southdale Road Sw |
| Subdivision | Southwood               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 0X5                 |

**Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached, Heated Garage |

# of Garages 2

## Interior

Interior Features See Remarks  
Appliances Dishwasher, Dryer, Refrigerator, Washer, Built-In Oven, Electric Cooktop  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features BBQ gas line  
Lot Description Back Lane, Irregular Lot  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed August 17th, 2025  
Days on Market 65  
Zoning R-CG

## Listing Details

Listing Office RE/MAX First

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