

# \$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.

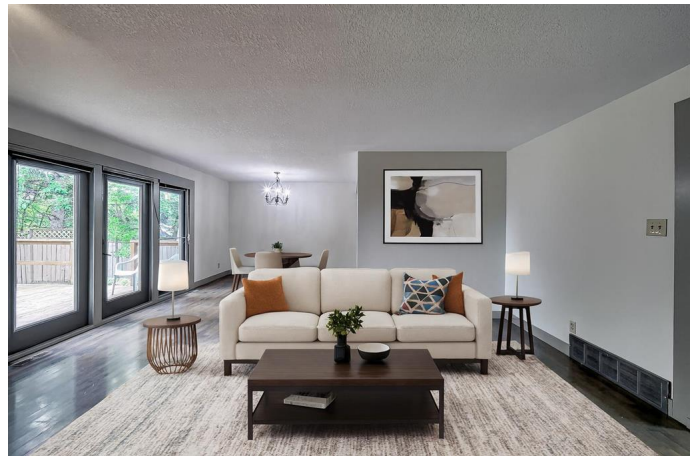
The main floor features a spacious living room with HARDWOOD FLOORING, a corner GAS FIREPLACE, and access to the backyard; plus a FUNKY KITCHEN with plenty of cupboards, stone countertops, a wine rack, a cooktop stove, and a built-in oven.

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       67  
Zoning                 R-CG

### **Listing Details**

Listing Office         RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.