# \$769,999 - 260 Southampton Drive Sw, Calgary

MLS® #A2232653

### \$769,999

5 Bedroom, 4.00 Bathroom, 1,299 sqft Residential on 0.13 Acres

Southwood, Calgary, Alberta

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.

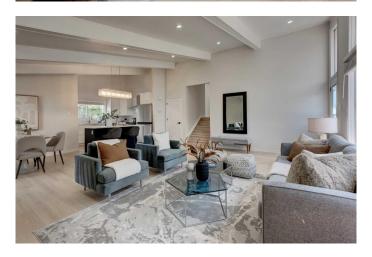
From the moment you step inside, you'II be impressed by the vaulted high ceilings that create a bright, open, and airy living space filled with natural light. The main level features a spacious layout with stylish flooring, a large living and dining area, and a functional kitchen with ample cabinetryâ€"perfect for everyday living and entertaining.

With nearly 2,600 square feet of developed living space, the home features five spacious bedroomsâ€"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.

Built in 1971

#### **Essential Information**

MLS® # A2232653 Price \$769,999

Bedrooms 5 Bathrooms 4.00

Full Baths 4

Square Footage 1,299
Acres 0.13
Year Built 1971

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

# **Community Information**

Address 260 Southampton Drive Sw

Subdivision Southwood

City Calgary
County Calgary
Province Alberta
Postal Code T2W0V8

#### **Amenities**

Parking Spaces

Parking Double Garage Detached, Parking Pad, RV Access/Parking

# of Garages 2

#### Interior

Interior 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)

Appliances Dishwasher, Electric Cooktop, Electric Stove, Garage Control(s),

Microwave, Range Hood, Refrigerator, Washer/Dryer, Window

Coverings

Heating Forced Air, Natural Gas

4

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Basement, Electric

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

#### **Exterior**

Exterior Features Fire Pit, Private Entrance

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped,

Lawn, Low Maintenance Landscape, Many Trees, Private, Treed,

Triangular Lot

Roof Asphalt Shingle

Construction Concrete, Mixed, Post & Beam, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 19th, 2025

Days on Market 41

Zoning R-CG

### **Listing Details**

Listing Office CIR Realty

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