

# \$733,000 - 11131 Southdale Road Sw, Calgary

MLS® #A2239603

**\$733,000**

3 Bedroom, 3.00 Bathroom, 1,396 sqft

Residential on 0.13 Acres

Southwood, Calgary, Alberta

Welcome to this BEAUTIFUL 4 LEVEL SPLIT located in one of the BEST NEIGHBOURHOODS and on one of the BEST STREETS in Calgaryâ€™s SW! Situated on a \*\*\*MASSIVE 5,780 SQ.FT LOT\*\*\* in a QUIET AREA away from traffic and noise, this property boasts a HUGE BACKYARD\*\*\* with plenty of room for children to play and the perfect setting to entertain family and friendsâ€™whether on the deck or gathered around the firepit.

The home HAS BEEN UPGRADED AND UPDATED OVER THE YEARS and features a STUNNING KITCHEN with granite countertops, plenty of cabinetry, and STAINLESS STEEL APPLIANCES. Enjoy HARDWOOD FLOORING throughout the MAIN AND UPPER LEVELS and TWO FIREPLACESâ€™one ELECTRIC (on the third level) and one WOOD BURNING (in the living room).

Upstairs, youâ€™ll find 3 BEDROOMS and 2 FULL BATHROOMS, including a 3PC ENSUITE. A convenient 2PC BATH is located on the main floor. The THIRD LEVEL offers a cozy FAMILY ROOM, while the BASEMENT hosts a HUGE REC ROOM and PLENTY OF STORAGE SPACE.

Recent updates include VINYL WINDOWS throughout and a BRAND NEW ROOF just installed. A rare feature for SOUTHWOODâ€™this home comes with a



DOUBLE ATTACHED GARAGE, providing added comfort during the cold winter months.

Ideally located within walking and biking distance to excellent schools, including:

Calgary Board of Education: Ethel M. Johnson (Elementary), Harold Panabaker (Jr. High), and Dr. E.P. Scarlett (High School)

Catholic School: St. Stephen's (Elementary)

Charter School: Foundations for the Future Academy (Private Elementary)

Close to Anderson LRT, Superstore, major bus routes, Anderson Road, and Macleod

Trail—this is the perfect location for families and commuters alike.

You need to see this home NOW!

Built in 1970

### Essential Information

MLS® #	A2239603
Price	\$733,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,396
Acres	0.13
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	11131 Southdale Road Sw
Subdivision	Southwood

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0X5

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape, Private, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 28th, 2025
Days on Market	2
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.