

# \$575,000 - 908 Stonehaven Road Sw, Calgary

MLS® #A2221813

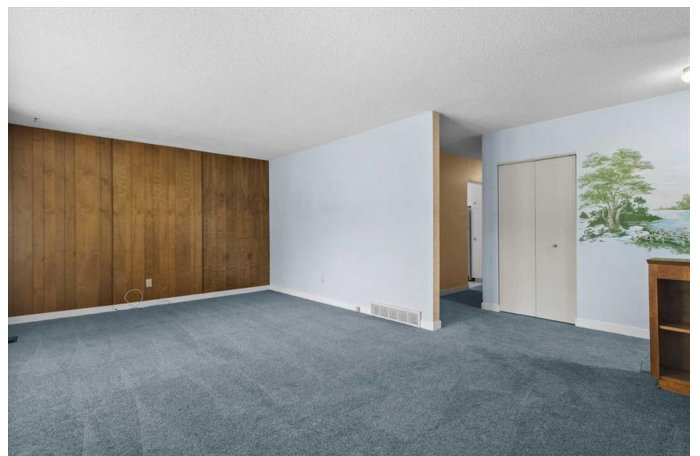
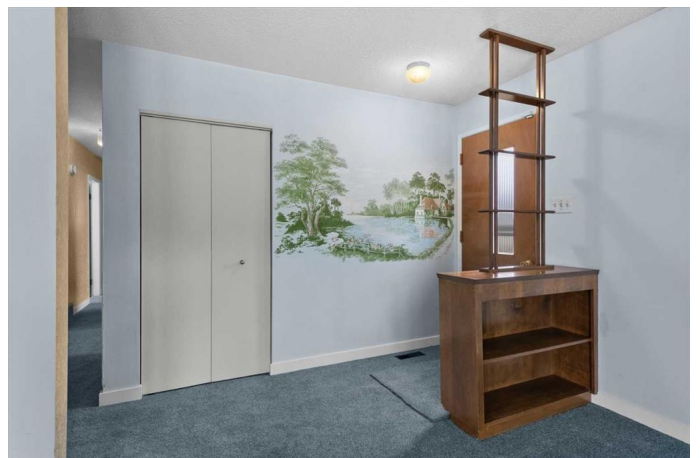
**\$575,000**

3 Bedroom, 1.00 Bathroom, 1,124 sqft

Residential on 0.15 Acres

Southwood, Calgary, Alberta

Tucked into one of Calgary's most connected and family-friendly communities, this originally owned bungalow in Southwood offers the perfect blend of charm, comfort, and potential. With 1,124 square feet of well-cared-for living space on the main level, this home is ready for its next chapter, whether that's hosting a growing family, offering a soft landing for first-time buyers, or serving as a downsized haven for those seeking easy, single-level living. Step inside through the front entrance and discover a bright and spacious living room that welcomes you in with warmth and natural lighting, setting the tone for quiet afternoons, lively gatherings, and the kind of everyday moments that turn into cherished memories. A second entrance through the side-drive through driveway brings you into the heart of the home and the generously sized kitchen featuring an abundance of cabinetry and storage. Whether you're whipping up school lunches, meal-prepping for the week, or hosting brunch, there's plenty of room to work, gather, and enjoy. Three generously sized bedrooms are included in this floor plan and offer flexibility for all stages of life. The primary bedroom includes a convenient two-piece bath. The second bedroom has been smartly converted into an upper-level laundry space and is an unexpected luxury that adds comfort and practicality to your daily routine. Need another bedroom? This one can be easily reversed. The third bedroom is ideal as a nursery, home office, craft room, or gym



providing flexibility to fit your changing needs. A full 5-piece bathroom with a walk-in tub rounds out the main floor, adding both convenience and peace of mind for families with young children or anyone thinking long-term. Downstairs, the unfinished basement is a blank canvas just waiting for your vision. Dream big as this space could become a sprawling recreation and games room, a media lounge, extra bedrooms, or a combination of it all. This home sits on a generously sized lot with mature landscaping and a garden that's been lovingly tended to over the years. Picture kids running through sprinklers, summer evenings outside, or planting veggies in your own backyard. With plenty of room to add a double garage and RV parking, this outdoor space grows with you. Location is always paramount, and Southwood is a community that's hard to match. With quick access to major roads and two nearby LRT stations, Southland and Anderson, your commute is always convenient. You're also close to both Chinook Centre and Southcentre, making shopping a breeze. Running errands, filling prescriptions, or heading to a doctor's appointment is simple, with clinics, pharmacies, and dining options all nearby. If outdoor living is your ideal lifestyle, you'll appreciate being near Fish Creek Park and Glenmore Reservoir, both offering walking paths, picnic areas, and space to reconnect with nature. Downsize, start fresh, or invest....this Southwood bungalow is an incredible opportunity!

Built in 1966

### **Essential Information**

MLS® #	A2221813
Price	\$575,000
Bedrooms	3

Bathrooms	1.00
Full Baths	1
Square Footage	1,124
Acres	0.15
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	908 Stonehaven Road Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W0P6

### Amenities

Parking Spaces	6
Parking	Carport, Concrete Driveway, Covered, Driveway, Rear Drive, RV Access/Parking, Attached Carport, Drive Through

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Lawn, Private, Rectangular Lot, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation	Poured Concrete
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### **Additional Information**

Date Listed	May 19th, 2025
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Days on Market	3
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Zoning	R-CG
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### **Listing Details**

Listing Office	Real Broker
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