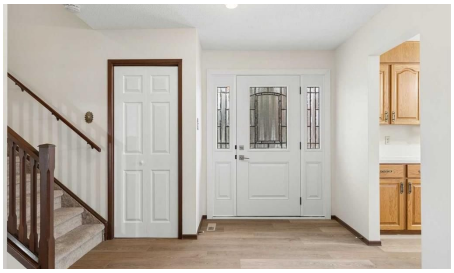
11104 Southdale Road SW

Calgary | Active | MLS® A2355781

$699,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1971**	**1,452.34 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Landan Real Estate

A closer look

****OPEN HOUSE - SUNDAY NOVEMBER 15 - 2:00 PM - 4:00 PM AT 11104 SOUTHDALE RD SW**** Immaculate 4 Bed, 3 Bath, custom built 4 level-split situated on a quiet street siding on a park in sought after West Southwood! Over 1936 SQFT of spacious developed living area. As you enter the foyer you will be greeted by a bright, sunny, great room with a bow window & a cozy fireplace open to a family sized dining room. The main floor bedroom has access to the patio that overlooks the yard & the treed park. The country kitchen has a generous amount of counter space + cabinetry, features a lovely bay window overlooking the street & an eating nook with an additional bay window overlooking the park - perfect for cozy family dining. The upper floor includes three very good-sized bedrooms including a king-sized master with a 3-pc ensuite & an oversized walk-in closet. The main 4pc bath is conveniently located on this level. The third level walk up has a good-sized family room, a 2-pc bath & access to the oversized double attached garage. The lower level is partially developed with a laundry room, a huge games room & lots of room for storage & further development. Upgraded features include windows, luxury vinyl plank + carpet flooring, paint, furnace & hot water tank. RV parking pad off paved back lane. Fabulous curb appeal & tasteful landscaping in this lovingly maintained original owner home. Walking distance to the Anderson C-Train Station, Southwood/Braeside Off-Leash dog park, Southwood Community Association, Southwood Outdoor Rink, schools, shopping, parks & playgrounds. Only minutes from the new Ring Road System, Anderson Road, Macleod Trial, Southcentre Mall, Canyon Meadows Golf & Country Club, Fish Creek Park & so much more!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355781
Bedrooms	4
Bathrooms	3
Year Built	1971
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	4 Level Split
Total Living Area:	1,452.34 sq. ft.
Main Level Finished Area:	697.26 sq. ft.
Upper Level Finished Area:	755.08 sq. ft.
Below Grade Finished Area:	484.87 sq. ft.
Acreage:	No
Lot Area:	6,598 sq. ft.
Lot Frontage:	60'1"
Front Exposure:	West
Levels:	4 Level Split
Total Rooms Above Grade:	7
Year built:	1971 (Age: 55)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	6300JK
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Linoleum, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, RV Access/Parking
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Lower Level
City Quadrant:	Southwest
Community:	Southwood
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	Shed, Garage door opener with 1 control
Restrictions:	Encroachment
Main Floor	Kitchen · 13'7" × 9' ·
Main Floor	Nook · 8'8" × 6'10" ·
Main Floor	Dining Room · 11' × 9'1" ·
Main Floor	Living Room · 18' × 14'7" ·
Main Floor	Foyer · 9'4" × 8'10" ·
Upper Level	Bedroom - Primary · 14'9" × 12' ·
Upper Level	Walk-In Closet · 8' × 5' ·
Upper Level	Bedroom · 13'1" × 10' ·
Upper Level	Bedroom · 11'9" × 10' ·
Lower Level	Bedroom · 12'8" × 11' ·

Basement	Game Room · 26' × 10'9" ·
Basement	Laundry · 10' × 5'6" ·
Basement	Furnace/Utility Room · 17'4" × 12' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Storage, Walk-In Closet(s)
Exterior Features:	Storage
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Backs on to Park/Green Space, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/11104-southdale-road-sw-calgary-a2355781/

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