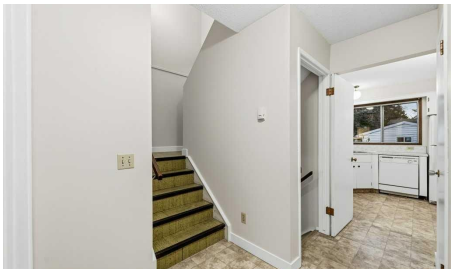
292 Southampton Drive SW

Calgary | Active | MLS® A2358954

$464,900









Bedrooms	Bathrooms	Year Built	Living area
4	**1**	**1971**	**1,302.94 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

Great opportunity to get into the market with this property located in the ever-popular community of Southwood. Walk to local shopping, restaurants, schools and minutes from the Anderson LRT station. Enjoy this large lot with mature trees, fencing, back patio, R.V. parking and an oversized single garage built in 2016. Inside you'll discover a well-maintained home all ready to move into or rent out as a solid investment. New carpets, baseboard & trim. Fresh paint throughout. Updates to the bathroom. New motor in the furnace. Newer hot water tank. Shingles replaced. This charming One and a Half Storey plan offers loads of living space and a room for everyone! Main floor bedroom with sunny South exposure. Large living and dining room combo are flooded in natural light and feature a patio door to the back yard. The kitchen has low maintenance flooring, white cabinets & full appliance package. A few steps up lead you to the full bath with newer flooring and fixtures. A few more steps up lead you to where the two large bedrooms with walk-in closets are located. Check out the sloping ceilings, a reminder of time past in Grandma's attic! The fully developed basement has a large Family room, storage & mechanical room plus two additional rooms that if windows were enlarged, could be used as bedrooms. Loads of storage in numerous closets and attic spaces. Excellent value!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358954
Bedrooms	4
Bathrooms	1
Year Built	1971
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	1 and Half Storey, Attached-Side by Side
Total Living Area:	1,302.94 sq. ft.
Main Level Finished Area:	829.21 sq. ft.

Upper Level Finished Area:	473.74 sq. ft.
Below Grade Finished Area:	520.09 sq. ft.
Lot Area:	3,831 sq. ft.
Lot Frontage:	31'11 7/8 "
Front Exposure:	South
Entry Level:	1
Levels:	One and One Half
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1971 (Age: 55)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	6300JK
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Other
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Southwood
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	None Known
Main Floor	Dining Room · 11'2" × 10'9" ·
Main Floor	Kitchen · 10'7" × 9'2" ·
Main Floor	Living Room · 16'8" × 11'2" ·
Main Floor	Bedroom · 11'2" × 9'6" ·
Upper Level	Bedroom · 10'3" × 9'6" ·
Upper Level	Bedroom - Primary · 15'11" × 9'5" ·
Basement	Bedroom · 13'3" × 11'1" ·
Basement	Den · 11'9" × 8'10" ·
Basement	Game Room · 16'9" × 11'9" ·
Basement	Furnace/Utility Room · 13'8" × 13'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths

Interior Features:	See Remarks
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C2
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/292-southampton-drive-sw-calgary-a2358954/

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