

\$549,900 - 1320 Southbow Place Sw, Calgary

MLS® #A2268954

\$549,900

4 Bedroom, 2.00 Bathroom, 1,170 sqft

Residential on 0.12 Acres

Southwood, Calgary, Alberta

This exceptional Southwood family home, located on a quiet, safe cul-de-sac, offers four spacious bedrooms and two full baths in a bright, open floor plan filled with natural sunlight. The home's stunning stone exterior adds wonderful curb appeal, creating an inviting first impression, and the location is exceptional, with all the homes on the street showing pride of ownership, reflecting a strong, friendly, and welcoming community. The main level features beautiful hardwood floors and a wood-burning fireplace, kitchen with eating area and a dining room. The huge family room in the lower level boasts a second fireplace and a bar area, perfect for entertaining or cozy gatherings. A basement cold room/pantry, laundry room with shoot and a built-in ironing board cupboard, and numerous additional storage areas and built-ins provide ample organization for household essentials. The home has been meticulously maintained, including a stainless steel roof with a lifetime warranty, a newer high-efficiency furnace, high-quality water heater, and a fully insulated attic, making it energy-efficient and economical to heat. Outside, the kid and pet-friendly yard offers a safe, private space for outdoor activities, complemented by a single garage with remote door and a relatively new covered deck roof over the (7.8x24ft) deck. Conveniently situated close to shopping, transit, parks, schools, dining, and healthcare, this move-in-ready Southwood home combines



comfort, functionality, and long-term value, making it perfect for families seeking a well-maintained residence with thoughtful features, versatile living spaces, ample storage, and a prime location in a highly desirable neighbourhood where pride of ownership is evident.

Built in 1963

Essential Information

MLS® #	A2268954
Price	\$549,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,170
Acres	0.12
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1320 Southbow Place Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0X9

Amenities

Parking Spaces	1
Parking	Alley Access, On Street, Single Garage Detached, Workshop in Garage
# of Garages	1

Interior

Interior Features	Bar, Built-in Features, Central Vacuum, No Animal Home, No Smoking
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	Home, Pantry, Storage
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garburator, Range Hood, Refrigerator
Heating	Central, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Many Trees, Private
Roof	Metal, See Remarks
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2025
Days on Market	16
Zoning	R-CG

Listing Details

Listing Office	Seller Direct Real Estate
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