

# \$699,888 - 260 Southampton Drive Sw, Calgary

MLS® #A2232653

**\$699,888**

5 Bedroom, 4.00 Bathroom, 1,299 sqft  
Residential on 0.13 Acres

Southwood, Calgary, Alberta

Open House Sunday June 22 2025 from 12 pm to 2:30 pm. Welcome to this beautifully maintained and extensively upgraded home in the highly sought-after community of Southwood. Nestled in a peaceful and mature neighbourhood, this renovated four-level split offers the perfect blend of modern luxury, family functionality, and income-generating potential.

From the moment you step inside, youâ€™™ll be impressed by the vaulted high ceilings that create a bright, open, and airy living space filled with natural light. The main level features a spacious layout with stylish flooring, a large living and dining area, and a functional kitchen with ample cabinetryâ€™™perfect for everyday living and entertaining.

With nearly 2,600 square feet of developed living space, the home features five spacious bedroomsâ€™™three located on the upper floor and two more in the fully developed walk-up suite. The upper floor also includes a tastefully updated full bathroom, with plenty of room for a growing family.

A standout feature of this property is the self-contained walk-up suite with its own private entrance. Thoughtfully designed for multi-generational living or rental income, this illegal suite offers 2 bedrooms, 2 full bathrooms, a full kitchen, and a comfortable living space, providing both flexibility and



privacy. for Family member, Guest, or Extra Income.

The exterior boasts a brand-new detached garage, as well as an additional front parking pad beside the house, offering ample off-street parking for multiple vehicles. Situated on a large lot in a quiet, family-friendly location, this home is just minutes away from schools, parks, shopping, public transit, and major roadways.

Don't miss this rare opportunity to own a spacious, upgraded home with income potential in one of Calgary's most established and desirable communities.

Built in 1971

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2232653      |
| Price          | \$699,888     |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,299         |
| Acres          | 0.13          |
| Year Built     | 1971          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 260 Southampton Drive Sw |
| Subdivision | Southwood                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2W0V8                   |

## Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 4                                                      |
| Parking        | Double Garage Detached, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                      |

## Interior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Beamed Ceilings |
| Appliances        | Dishwasher, Electric Cooktop, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                         |
| Cooling           | None                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                                               |
| Fireplaces        | Basement, Electric                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                             |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                                                                                                                                         |

## Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Fire Pit                                                                                                                   |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Private, Many Trees, Treed, Triangular Lot |
| Roof              | Asphalt Shingle                                                                                                                              |
| Construction      | Concrete, Wood Frame, Mixed, Post & Beam                                                                                                     |
| Foundation        | Poured Concrete                                                                                                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 47              |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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