$724,900 - 11107 Southdale Road Sw, Calgary

MLS® #A2270987

$724,900

4 Bedroom, 4.00 Bathroom, 1,960 sqft
Residential on 0.18 Acres

Southwood, Calgary, Alberta

Excellent location in West Southwood. Lovely updated 4 level split with a 3rd level WALK OUT, and attached double garage, 4 bedrooms up, and 3-Â½ bathrooms on a large lot with a west facing backyard. Truly a rare Southwood treasure! 1960 square ft. above grade plus a finished basement! This Jager built home was built for comfortable living. Being sold by the original family some of the upgrades in this loved, maintained home are Windows, Shingles, New H/E Hot Water Tank, New Carpet, and a Remodelled Kitchen with HW Flooring. Enjoy the open concept main level with its generous living room boasting new carpet & floor to ceiling windows. The high-quality kitchen with vinyl windows & sliding door, has a plethora of custom maple cabinetry, a built-in oven, loads of countertops and a large center sit up island with gas stove top, perfect for casual meals or coffee. Adjacent to the kitchen is a spacious dining area with sliding doors to your large covered rear deck. Upstairs is a huge primary suite with walk in closet and 3 pc ensuite, a 4-pc main bath with jet tub and 3 additional good-sized rooms. All bedrooms have triple pane windows & new carpet. The rare 3rd level WALKOUT receives an abundance of natural light through the vinyl sliding door leading to the lower deck. The family room has new carpet and a fireplace. A half bath, laundry, a side exterior entry and interior access to the insulated & finished double attached garage with insulated overhead door, complete the level. But there is

more! The 4th level offers a finished basement with a flexible rec/games room, another 3-pc bathroom plus a very functional utility area complete with counters, a double sink, stove, freezer, & massive storage. The large, landscaped west backyard is fenced, has a gas fire pit sitting area, a gas BBQ line, a lower patio, raised rear covered deck with roller shades, a gardening shed, plus a storage shed with power. Southwood is an amenity rich walkable community with access to transit both bus & LRT, multiple school options with every level within walking distance, daycares, shopping, professional & medical services, churches, a library, skating rinks, loads of parks, including a dog park, walking/ biking paths, and is mere minutes to Rockyview Hospital, South Glenmore Park/Reservoir, Fish Creek Park, Pools, Rec Centers and major causeways. Click the 3D Icon to take a virtual tour of this great home!

Built in 1972

Essential Information

MLS® #	A2270987
Price	$724,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,960
Acres	0.18
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	11107 Southdale Road Sw

Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0X5

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Insulated, Front Drive
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning, Glass Doors
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

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

Listing Details

Listing Office	RE/MAX First

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