

\$769,999 - 260 Southhampton Drive Sw, Calgary

MLS® #A2232653

\$769,999

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	\$769,999
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	Beamed Ceilings, 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)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop
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	Fire Pit, Private Entrance
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Private, Treed, Triangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Wood Frame, Post & Beam
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	43
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.