

# \$775,000 - 15 Southdale Bay Sw, Calgary

MLS® #A2241811

**\$775,000**

3 Bedroom, 2.00 Bathroom, 1,224 sqft  
Residential on 0.21 Acres

Southwood, Calgary, Alberta

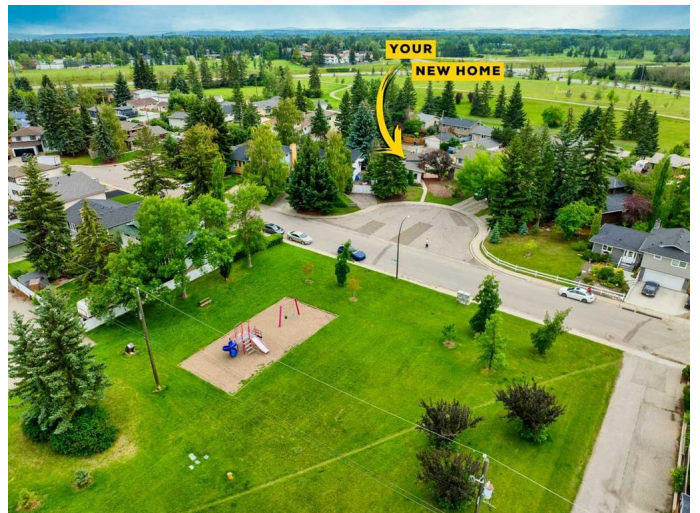
Incredible opportunity to own a beautifully updated 3-level split sitting on a massive over 9,100 sq.ft. southwest-facing pie lot, tucked away in a quiet cul-de-sac facing a green space. This home offers a rare combination of architectural character, modern upgrades, and unbeatable outdoor space. Soaring cedar-clad vaulted ceilings and large windows flood the main floor with natural light, while the open layout creates a perfect flow for both everyday living and entertaining.

The kitchen is a standout, featuring an oversized island with a breakfast bar, farmhouse sink, custom cabinetry, pantry storage, and upgraded appliances. Adjacent is a spacious dining area and an expansive great room with sightlines that make the space feel even larger.

Upstairs youâ€™ll find three well-proportioned bedrooms including a king-sized primary suite with double closets and a stunning new 4-piece ensuite complete with a deep soaker tub and stylish finishes. Another full 4-piece bathroom completes the upper level.

The lower level offers versatility with a large family room, dedicated home office or den, a separate laundry room, and access to a generous crawl space with built-in shelvingâ€”ideal for organized storage.

Step outside and youâ€™ll discover an



incredible backyard oasis. Enjoy a private deck, poured concrete patio with built-in firepit, two RV parking pads, and a large storage shed. The fully finished 27' x 21' heated garage is a showstopper with its own electrical panel, 50-amp service, EV charging outlets, upgraded lighting, and space to spareâ€”perfect for any hobbyist or car enthusiast.

Additional upgrades include a new high-efficiency furnace, updated windows throughout, and low-maintenance flooring.

Ideally located within walking distance to multiple schools, parks, and pathways, and just minutes from shopping, transit, and the LRT. This is the kind of home that rarely comes availableâ€”offering size, location, and lifestyle all in one package.

Built in 1972

**Essential Information**

MLS® #	A2241811
Price	\$775,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,224
Acres	0.21
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	15 Southdale Bay Sw
Subdivision	Southwood

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1W1

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Oversized
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, See Remarks, Beamed Ceilings, Natural Woodwork, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, See Remarks, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 23rd, 2025
Days on Market	6
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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