

\$445,000 - 29 Southbridge Crescent, Calmar

MLS® #E4449302

\$445,000

4 Bedroom, 2.50 Bathroom, 1,672 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

A fantastic 4-bedroom home for the growing family—and the best value around—is found here! With great curb appeal, a south-facing backyard, driveway (20'x35') that will fit your truck & trailer + double insulated/drywalled garage (19'x21'6") — we're off to a great start! Inside, enjoy quality finishes like ceramic tile, solid wood cabinets, hardwood, stone facing fireplace & granite countertops throughout. The main floor is ideal for entertaining with a large open kitchen, island seating & great flow into the dining area and living room. Sliding doors lead to the two tiered deck & large fully fenced yard. Going upstairs, the primary room, ensuite with dual vanities + walk-in closet is perfectly positioned with some separation from the other 3 bedrooms. Bonus: upstairs laundry room with room to organize! The basement is partially framed and ready for future development with bathroom rough-ins. Just 20 minutes SW of Edmonton international Airport, fall in love with Calmar's™ walkability & small town charm!

Built in 2015

Essential Information

MLS® # E4449302

Price \$445,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,672
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	29 Southbridge Crescent
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

Amenities

Amenities	Deck, Gazebo, Hot Water Natural Gas, Vinyl Windows, HRV System
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 23rd, 2025
Days on Market	9
Zoning	Zone 92

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