

# \$549,900 - 727 Sacramento Place Sw, Calgary

MLS® #A2256481

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,200 sqft

Residential on 0.12 Acres

Southwood, Calgary, Alberta

Large corner Cul De Sac lot location with direct side access off the street could make this significantly upgraded bungalow perfectly positioned for a legal secondary suite (City Approval Required), if a mortgage helper is part of your plan. Beautiful curb appeal, the yard is manicured, fully fenced & private. Stucco exterior, triple pane windows and exterior doors (2022) through out. Newer shingles a high efficiency furnace, renovated main bathroom, hardwood & plank flooring. This lovely 3 bedroom, 2.5 bath home is flooded with natural light. All 3 bedrooms are generous in size; the primary bedroom has a 2 pc ensuite. There is an eat in kitchen with stainless steel appliances and a large window over the sink. The living room, dining room combination is spacious and inviting for family & friends to gather. Pull into your covered carport and experience the convenience of unloading kids and groceries right to your door! The front drive with permitted widening accommodates parking for 3 vehicles. The full basement is partially developed with a 3 pc bathroom, workshop/hobby room, large family area & flex room/bedroom (non egress window). Finish the ceiling & lay flooring to almost double the developed living space & potentially add quick equity. Southwood is a centrally located Transit Oriented Community full of walkable amenities. 2 LRT stations + bus lines, an abundance of local shopping & services including Southwood Corner, South Centre Mall, Public & Catholic Schools,



Daycares, Calgary Libraries and more. Enjoy an abundance of parks and green space including an off-leash dog park. Multiple access points in and out of the community & quick access to major causeways make Southwood the perfect community to call home!

Built in 1969

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256481    |
| Price          | \$549,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,200       |
| Acres          | 0.12        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 727 Sacramento Place Sw |
| Subdivision | Southwood               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 0R6                 |

**Amenities**

|                |                            |
|----------------|----------------------------|
| Parking Spaces | 3                          |
| Parking        | Attached Carport, Driveway |

**Interior**

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | Ceiling Fan(s), Vinyl Windows |
|-------------------|-------------------------------|

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer |
| Heating      | Forced Air, Natural Gas                                                                    |
| Cooling      | None                                                                                       |
| Has Basement | Yes                                                                                        |
| Basement     | Exterior Entry, Full, Partially Finished                                                   |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters                         |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped |
| Roof              | Asphalt                                                              |
| Construction      | Stucco, Wood Frame                                                   |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 4                    |
| Zoning         | R-CG                 |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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