

\$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

Open House Sat Sept 13th 1 to 3 p.m. 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	Driveway, Attached Carport

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	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	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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