587-899-3773
justin@realtyaces.ca

11407 Southdale Close SW
Calgary, Alberta

MLS # A2352907

$613,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,157 sq.ft.	**Age:**	1975 (51 yrs old)
Beds:	7	**Baths:**	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to 11407 Southdale Close SW, a versatile bi-level home perfectly situated on a prime corner lot in a quiet close within the desirable and mature community of Southwood. Offering over 1,150 sq. ft. of above-grade living space, the main level features a living room, kitchen, dining area, 1.5 bathrooms and three bedrooms. The finished lower level matches the main level with a more than one-thousand square feet area, substantially expanding the living footprint and offering endless opportunities for either generational family living or a spacious redesign. There is also a massive 21’ x 22’ double garage with high ceilings and a spacious front-facing driveway. The home sits on an approximately 5,400 square foot lot. The SW location is unbeatable: it’s a 10-minute or so walk to nearby elementary and junior high schools and an under 5-minute stroll to Dr. EP Scarlett High School. The location is also close to Anderson LRT as well as a variety of retail and dining destinations. It’s an easy commute to downtown or out of the town, with easy access to green spaces like Fish Creek Park and South Glenmore Park. This rare corner-lot property presents an extraordinary opportunity for families, DIYers and investors alike.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Homecare Realty Ltd.. Information is believed to be reliable but not guaranteed.