



123 Sackville Drive SW  
Calgary, Alberta

MLS # A2283898



**\$699,999**

<b>Division:</b>	Southwood	
<b>Type:</b>	Residential/House	
<b>Style:</b>	4 Level Split	
<b>Size:</b>	1,514 sq.ft.	<b>Age:</b> 1961 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 1 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Ov	
<b>Lot Size:</b>	0.11 Acre	
<b>Lot Feat:</b>	Back Yard, Rectangular Lot	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan		
<b>Inclusions:</b>	Murphy Bed		

Beautifully landscaped and thoughtfully updated over the years, this inviting home offers a wonderful balance of comfort, character, and functionality, all complemented by a private, mature backyard. Inside, the main level features Luxury Vinyl Plank flooring throughout, upgraded lighting, and knockdown ceilings on both the main floor and basement, creating a clean, modern feel. The fully renovated kitchen by Merit Kitchens is designed for both style and everyday use, featuring stainless steel appliances, a quartz island, new cabinetry, and a classic subway tile backsplash. As part of the renovation, a recessed glulam beam was installed in the attic, enhancing both the structure and the open feel of the space. The spacious living room is anchored by a stone, wood-burning fireplace, providing a warm and welcoming focal point. A convenient main-floor 2-piece bathroom completes this level. Upstairs, you'll find three well-sized bedrooms along with a 4-piece family bathroom, ideal for families or guests. The fully renovated basement (2022) adds excellent additional living space and offers the opportunity to add a second full bathroom. Additional upgrades include spray-in attic insulation, an updated electrical panel, air conditioning added in 2021, and upgraded main-floor front windows and basement windows (2022). A rare highlight is the 28' x 28' oversized detached garage, radiant heated, with 10' ceilings, an oversized 8' door, 220-volt power, and excellent storage and workspace potential—perfect for vehicles, hobbies, or a workshop setup. A well-cared-for home with meaningful upgrades, located in a quiet, established southwest Calgary neighbourhood close to schools, parks, and everyday amenities.