

# \$700,000 - 15 Sussex Crescent Sw, Calgary

MLS® #A2212617

**\$700,000**

3 Bedroom, 3.00 Bathroom, 1,068 sqft  
Residential on 0.12 Acres

Southwood, Calgary, Alberta

Step into this beautifully updated and meticulously maintained 3-bedroom bungalow, perfectly located in a family-friendly neighborhood across from a large green space with a kids park, just a short walk to Tim Hortons. This home combines timeless charm with smart, energy-efficient upgrades for modern living. Inside, original gleaming hardwood floors grace the upper level, creating a warm and inviting atmosphere. The open-concept kitchen is an entertainer's dream, featuring ample countertop and cabinet space, a centre island with a breakfast bar, and recently added soft-close cabinetry. The kitchen is also equipped with a newer fridge (2023) and a dishwasher (2021), making it both functional and stylish. Upgrades for energy efficiency and comfort include a roof with 50 year shingle and 16 solar panels to help significantly reduce your electrical bills, blown-in insulation to R-60, a hot water tank (2019), and air conditioning added in 2023 to keep you cool during those warm Calgary summers. For improved indoor air quality, a UV light system has been added to the furnace. The spacious primary bedroom offers a private retreat with a full en suite bathroom and a walk-in closet. Convenient main floor laundry makes day-to-day living a breeze. The basement has been recently renovated with pot lighting, large windows that flood the space with natural light, and a newer shower in the bathroom. The exterior basement walls have been rewrapped, new weeping tile installed,



and a sump pump added for peace of mind. Enjoy outdoor living in the huge west-facing backyard, complete with a natural gas hookup for your BBQ and a large deck for entertaining and soaking up the sun. The oversized detached garage is heated (heater added 1 year ago) and is fully insulated with added insulation in attic to R-12, perfect for your vehicles, tools, or hobbies.

Built in 1959

### **Essential Information**

MLS® #	A2212617
Price	\$700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,068
Acres	0.12
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	15 Sussex Crescent Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0L4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Floor Furnace
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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