

## \$445,000 - 29 Southbridge Crescent, Calmar

MLS® #E4449302

**\$445,000**

4 Bedroom, 2.50 Bathroom, 1,672 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

A fantastic 4-bedroom home for the growing family—and the best value around—is found here! With great curb appeal, a south-facing backyard, driveway (20'x35') that will fit your truck & trailer + double insulated/drywalled garage (19'x21'6") — we're off to a great start! Inside, enjoy quality finishes like ceramic tile, solid wood cabinets, hardwood, stone facing fireplace & granite countertops throughout. The main floor is ideal for entertaining with a large open kitchen, island seating & great flow into the dining area and living room. Sliding doors lead to the two tiered deck & large fully fenced yard. Going upstairs, the primary room, ensuite with dual vanities + walk-in closet is perfectly positioned with some separation from the other 3 bedrooms. Bonus: upstairs laundry room with room to organize! The basement is partially framed and ready for future development with bathroom rough-ins. Just 20 minutes SW of Edmonton international Airport, fall in love with Calmar's walkability & small town charm!

Built in 2015

### Essential Information

MLS® # E4449302

Price \$445,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,672                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 29 Southbridge Crescent |
| Area        | Calmar                  |
| Subdivision | Calmar                  |
| City        | Calmar                  |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 0V0                 |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Gazebo, Hot Water Natural Gas, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached, Insulated                              |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Stone Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Stone, Vinyl               |
| Exterior Features | Fenced, Landscaped, No Back Lane |
| Roof              | Asphalt Shingles                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 92         |

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Listing information last updated on July 31st, 2025 at 8:17am MDT