

## \$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 9:47am MDT