

# \$589,990 - 1320 Southbow Place Sw, Calgary

MLS® #A2268954

**\$589,990**

4 Bedroom, 2.00 Bathroom, 1,170 sqft  
Residential on 0.12 Acres

Southwood, Calgary, Alberta

This exceptional Southwood family home, located on a quiet, safe cul-de-sac, offers four spacious bedrooms and two full baths in a bright, open floor plan filled with natural sunlight. The home's stunning stone exterior adds wonderful curb appeal, creating an inviting first impression, and the location is exceptional, with all the homes on the street showing pride of ownership, reflecting a strong, friendly, and welcoming community. The main level features beautiful hardwood floors and a wood-burning fireplace, kitchen with eating area and a dining room. The huge family room in the lower level boasts a second fireplace and a bar area, perfect for entertaining or cozy gatherings. A basement cold room/pantry, laundry room with shoot and a built-in ironing board cupboard, and numerous additional storage areas and built-ins provide ample organization for household essentials. The home has been meticulously maintained, including a stainless steel roof with a lifetime warranty, a newer high-efficiency furnace, high-quality water heater, and a fully insulated attic, making it energy-efficient and economical to heat. Outside, the kid and pet-friendly yard offers a safe, private space for outdoor activities, complemented by a single garage with remote door and a relatively new covered deck roof over the (7.8x24ft) deck. Conveniently situated close to shopping, transit, parks, schools, dining, and healthcare, this move-in-ready Southwood home combines



comfort, functionality, and long-term value, making it perfect for families seeking a well-maintained residence with thoughtful features, versatile living spaces, ample storage, and a prime location in a highly desirable neighbourhood where pride of ownership is evident.

Built in 1963

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268954    |
| Price          | \$589,990   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,170       |
| Acres          | 0.12        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1320 Southbow Place Sw |
| Subdivision | Southwood              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2W 0X9                |

**Amenities**

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 1                                                                   |
| Parking        | Alley Access, On Street, Single Garage Detached, Workshop in Garage |
| # of Garages   | 1                                                                   |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Central Vacuum, No Animal Home, No Smoking |
|-------------------|--------------------------------------------------------------------|

|                 |                                                                                   |
|-----------------|-----------------------------------------------------------------------------------|
|                 | Home, Pantry, Storage                                                             |
| Appliances      | Built-In Oven, Dishwasher, Electric Cooktop, Range Hood, Refrigerator, Garburator |
| Heating         | Central, Natural Gas, Fireplace(s)                                                |
| Cooling         | None                                                                              |
| Fireplace       | Yes                                                                               |
| # of Fireplaces | 2                                                                                 |
| Fireplaces      | Electric, Wood Burning                                                            |
| Has Basement    | Yes                                                                               |
| Basement        | Full                                                                              |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Private Yard                                          |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Many Trees, Private |
| Roof              | Metal, See Remarks                                    |
| Construction      | Stone, Vinyl Siding, Wood Frame                       |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-CG               |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Seller Direct Real Estate |
|----------------|---------------------------|

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