

## \$459,000 - 36 Southbridge Drive, Calmar

MLS® #E4453359

**\$459,000**

3 Bedroom, 2.50 Bathroom, 1,653 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Welcome to this beautiful 2-storey home featuring a large entry with a built-in bench & coat hooks, engineered hardwood on main floor & ceramic tile in the entrance & bathrooms. The kitchen is a chef's dream with a very large walk-in pantry, granite countertops, plenty of cabinets and counter space, plus sleek black stainless-steel appliances including a double oven. Another bonus is a undermount sink & garburator. The bright living room offers a cozy gas fireplace with a stunning mantel and large windows. The main floor also boasts 9 ft ceilings, pot lights, & a convenient 2-piece bath. Upstairs, you'll find your separate laundry room, 3 spacious bedrooms, including a large primary suite with a luxurious ensuite featuring a soaker tub. The unfinished basement is ready for your personal touch. Enjoy your south-facing backyard with a great-sized deck, perfect for relaxing or entertaining. Located in a quiet neighborhood with walking paths, close to schools, and still on a bus route, this home has it all!

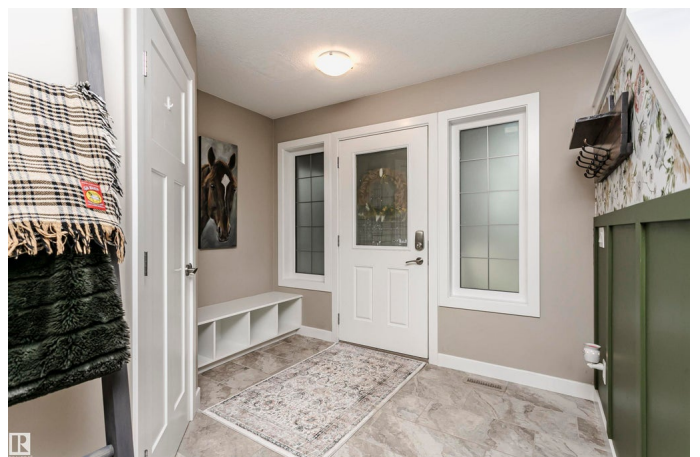
Built in 2016

### Essential Information

MLS® # E4453359

Price \$459,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,653                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 36 Southbridge Drive |
| Area        | Calmar               |
| Subdivision | Calmar               |
| City        | Calmar               |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0C 0V0              |

### **Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Deck, Front Porch, Gazebo, No Smoking Home |
| Parking Spaces | 4                                          |
| Parking        | Double Garage Attached                     |

### **Interior**

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, See Remarks, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                     |
| Fireplaces        | Mantel                                                                                                                                                  |
| Stories           | 2                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                                        |

### **Exterior**

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, Shopping Nearby |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Vinyl                                                   |
| Foundation        | Concrete Perimeter                                            |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 92           |

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Listing information last updated on August 24th, 2025 at 9:31am MDT