

\$730,000 - 708 Sherman Avenue Sw, Calgary

MLS® #A2264492

\$730,000

3 Bedroom, 3.00 Bathroom, 986 sqft
Single Family on 0.14 Acres

Southwood, Calgary, Alberta

Welcome to this renovated bungalow nestled in the heart of Southwood, one of Calgary's most sought-after southwest communities. With mature tree-lined streets, spacious lots, and excellent access to transit and amenities, Southwood offers an established inner city location. Step inside to discover a home reimagined from the inside out; every detail has been thoughtfully upgraded for modern living. This home offers designer finishings throughout, from the elegant bathrooms to the sleek luxury vinyl plank flooring that flows throughout the main level. The exterior is equally striking with durable Hardie board siding, giving both style and low-maintenance resilience. The chef's kitchen provides timeless quartz countertops, stainless steel appliances, and a functional layout; making it ideal for both casual meals and entertaining. South-facing windows flood the home with natural light, creating a bright and warm home. The primary bedroom is a true retreat. It features a walk-in closet and a luxurious ensuite bathroom with dual vanities and an oversized shower. One of the property's standout features is the backyard oasis. Enjoy privacy thanks to mature trees, and appreciate the beauty and structure provided by a stunning stone retaining wall that adds both elegance and definition to the outdoor space. This secluded setting is ideal for relaxing, entertaining, or gardening in peace. Parking and storage are well accommodated with a large detached



double garage, plus an extra pad for additional vehicles or RV parking. Central A/C ensures comfort during Calgary’s warmer months. Downstairs, the fully finished basement offers a generously sized bedroom with a walk-through closet and its own ensuite. The basement also offers a wet bar, perfect for a recreation area or guest quarters. Best of all, it has a separate entrance, making conversion to a legal basement suite straightforward for future flexibility (subject to approval and permitting by the city). This is a rare opportunity to own a turnkey, thoughtfully reimaged home in a mature community with excellent future potential. (id:6289)

Built in 1964

Essential Information

Listing #	A2264492
Price	\$730,000
Bedrooms	3
Bathrooms	3.00
Square Footage	986
Acres	0.14
Year Built	1964
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	708 Sherman Avenue Sw
Subdivision	Southwood
City	Calgary
Province	Alberta
Postal Code	T2W0N2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane

Parking Spaces	4
Parking	Detached Garage, See Remarks
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Charles
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