# $799,900 - 260 Southampton Drive Sw, Calgary

MLS® #A2232653

**$799,900**
5 Bedroom, 4.00 Bathroom, 1,299 sqft
Residential on 0.13 Acres

Southwood, Calgary, Alberta

Open House Sunday June 22 2025 from 12 pm to 2:30 pm. Welcome to this beautifully maintained and extensively upgraded home in the highly sought-after community of Southwood. Nestled in a peaceful and mature neighbourhood, this renovated four-level split offers the perfect blend of modern luxury, family functionality, and income-generating potential.

From the moment you step inside, you'll be impressed by the vaulted high ceilings that create a bright, open, and airy living space filled with natural light. The main level features a spacious layout with stylish flooring, a large living and dining area, and a functional kitchen with ample cabinetry—perfect for everyday living and entertaining.

With nearly 2,600 square feet of developed living space, the home features five spacious bedrooms—three located on the upper floor and two more in the fully developed walk-up suite. The upper floor also includes a tastefully updated full bathroom, with plenty of room for a growing family.

A standout feature of this property is the self-contained walk-up suite with its own private entrance. Thoughtfully designed for multi-generational living or rental income, this Illegal suite offers 2 bedrooms, 2 full bathrooms, a full kitchen, and a comfortable living space, providing both flexibility and

privacy. for Family member, Guest, or Extra Income.

The exterior boasts a brand-new detached garage, as well as an additional front parking pad beside the house, offering ample off-street parking for multiple vehicles. Situated on a large lot in a quiet, family-friendly location, this home is just minutes away from schools, parks, shopping, public transit, and major roadways.

Donâ€™t miss this rare opportunity to own a spacious, upgraded home with income potential in one of Calgaryâ€™s most established and desirable communities.

Built in 1971

## Essential Information

| | |
|---|---|
| MLS® # | A2232653 |
| Price | $799,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,299 |
| Acres | 0.13 |
| Year Built | 1971 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 260 Southampton Drive Sw |
| Subdivision | Southwood |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2W0V8 |

## Amenities

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|---|---|
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Parking Pad, RV Access/Parking |
| # of Garages | 2 |

## Interior

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|---|---|
| Interior Features | Beamed Ceilings, Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Electric Cooktop, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Electric |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade |

## Exterior

| | |
|---|---|
| Exterior Features | Fire Pit, Private Entrance |
| Lot Description | Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Private, Treed, Triangular Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Mixed, Wood Frame, Post & Beam |
| Foundation | Poured Concrete |

## Additional Information

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| Date Listed | June 19th, 2025 |
| Days on Market | 11 |
| Zoning | R-CG |

## Listing Details

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| Listing Office | CIR Realty |