

\$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!

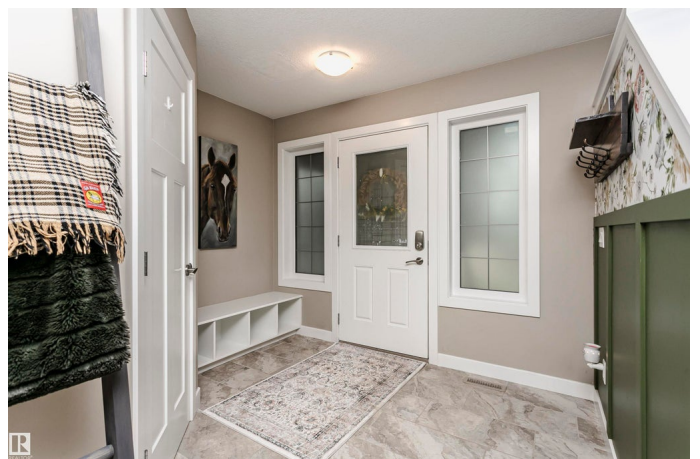
Built in 2016

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	3
Zoning	Zone 92

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 19th, 2025 at 5:48pm MDT