

## \$500,000 - 51 Southbridge Crescent, Calmar

MLS® #E4443628

**\$500,000**

3 Bedroom, 2.50 Bathroom, 1,907 sqft

Single Family on 0.00 Acres

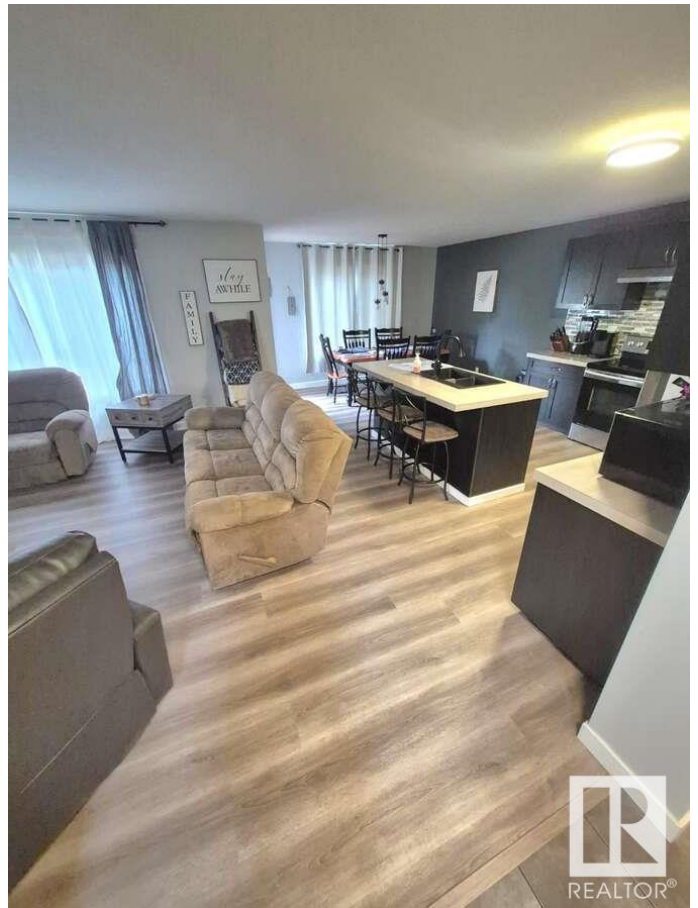
Calmar, Calmar, AB

For more information, please click on "View Listing on Realtor Website". Welcome to this well-maintained 1907 sq ft 2-storey house with 4 bedrooms and 3.5 bathrooms. This 2013 house is located in a family friendly neighborhood in Calmar (51 Southbridge Crescent) and offers easy access to a park and walking trails. Inside, you'll find a spacious front entry with a built-in desk, open concept main floor with new vinyl plank flooring, and large windows that fill the space with natural light. The kitchen offers dark cabinetry, a tile backsplash, and stainless steel appliances—including a new fridge. Upstairs features a cozy bonus room, a dedicated laundry room with a new washer and dryer, three spacious bedrooms, and 4 piece bathroom. The master bedroom includes a large ensuite with a soaker tub and walk-in shower. The fully finished basement offers a living room, dry bar, bedroom, and full bathroom. Enjoy the backyard with a deck, pergola, shed, and back alley access.

Built in 2013

### Essential Information

MLS® #	E4443628
Price	\$500,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,907
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	51 Southbridge Crescent
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### **Amenities**

Amenities	Car Wash, Deck, Hot Water Natural Gas
Parking Spaces	5
Parking	Heated, Parkade

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

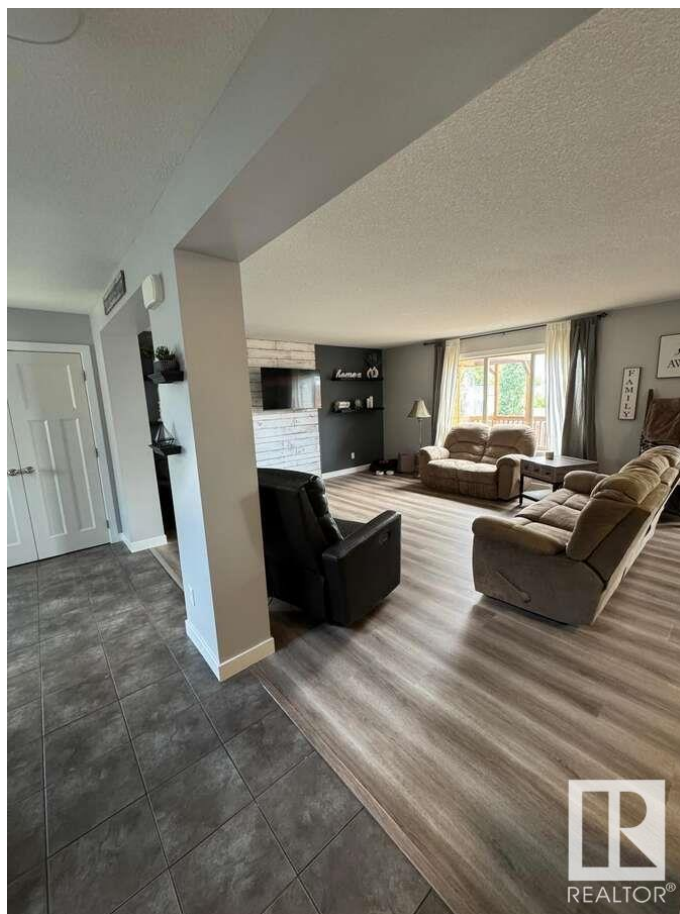
Foundation      Concrete Perimeter

### **Additional Information**

Date Listed      June 20th, 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 June 23rd, 2025 at 9:02pm MDT