

\$617,000 - 36 Southbridge Crescent, Calmar

MLS® #E4436740

\$617,000

3 Bedroom, 2.00 Bathroom, 1,641 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Discover this stunning 1,650 sq ft walkout bungalow, currently under construction and set for completion June 30. Situated on a huge pie shaped lot backing onto a scenic walking trail, this home offers privacy, space, and a connection to nature. The oversized 3-car attached garage boasts 16 ft ceilings which is perfect for storage, a lift, or a workshop. Inside, enjoy an open-concept layout with 3 bedrooms and 2 full baths, ideal for young families or couples looking to downsize without compromise. The large walkout porch is perfect for summer barbecues and entertaining. The unfinished walkout basement is a blank canvas for your dream gym, rec room, or guest suite. Located in a quiet, family-friendly neighbourhood just 20 minutes from the airport, with easy access to schools, shopping, and green space. This rare opportunity offers modern design, unmatched flexibility, and a prime location.

Built in 2025

Essential Information

MLS® #	E4436740
Price	\$617,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,641
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	36 Southbridge Crescent
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T6L 4H4

Amenities

Amenities	Ceiling 9 ft., Hot Water Natural Gas, Walkout Basement, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Triple Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, No Back Lane, Not Landscaped, Playground Nearby, Sloping Lot, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed May 15th, 2025
Days on Market 6
Zoning Zone 92

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