

# \$739,999 - 71 Snowdon Crescent Sw, Calgary

MLS® #A2236968

**\$739,999**

5 Bedroom, 3.00 Bathroom, 1,661 sqft  
Residential on 0.24 Acres

Southwood, Calgary, Alberta

Welcome to this big vintage bungalow on an amazing 10,500 sq.ft. lot! Located on a quiet street in Southwood, this home offers a once-in-a-lifetime opportunity to craft your dream home nestled amongst the trees! With over 3100 sq.ft. of developed living space, this home has great bones and a lot to offer including 5 bedrooms, 3 full bathrooms and numerous recreation areas! Generous living room features a brick floor to ceiling wood-burning fireplace and original plaster ceiling! Large kitchen with breakfast nook, loads of counter and cupboard space, wall pantry and built-in kitchen desk opens onto formal dining room! Original parquet flooring graces the large primary bedroom and two secondary bedrooms upstairs. The primary features a 2-pc ensuite with full vanity, large walk-in closet and access to a great solarium with vaulted ceilings and lots of windows. Two other sliding doors provide additional access to the solarium from outside with one adjoining a huge new 22' x 19' platform deck – perfect for large and small group entertaining! A full bathroom with double sinks, newer high efficiency toilet, and updated tub tile complete the main floor. Fantastic 1456 sq.ft basement has new vinyl flooring, smooth ceilings & lighting in the main areas and boasts 2 additional bedrooms, one with a built-in desk, a large family room with another wall-sized wood-burning fireplace (complete with mantle and hearth), a dry bar and another large rec area perfect for a media room! Laundry and



another full bathroom (hot water tank is also newer)! With a separate entrance, there is tons of room for a future (illegal) suite if desired. Enjoy the numerous closets, cupboards and vintage built-in scone lights throughout! The front yard provides the opportunity for terraced gardening and the backyard is your private oasis! Enveloped with mature trees, plenty of gardening space, an 11' x 8' concrete patio, and the big new deck! RV parking is walled in with concrete and could potentially be used as a dog run! The oversized double detached garage is insulated and comes with loads of shelving and furnace (as is). Southwood offers a community hall, parks, schools, shopping, library and quick access to Glenmore Reservoir, Fish Creek Park, commute routes and transit! Book your private viewing for this stellar property today!

Built in 1961

**Essential Information**

MLS® #	A2236968
Price	\$739,999
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,661
Acres	0.24
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	71 Snowdon Crescent Sw
Subdivision	Southwood

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0S4

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Oversized, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Dry Bar, Separate Entrance
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Living Room, Mantle, Wood Burning, Masonry, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Pie Shaped Lot, Sloped
Roof	Asphalt
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 10th, 2025
Days on Market	7
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX First
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