

\$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 2
Zoning Zone 92

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