



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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10831 5 Street SW
Calgary, Alberta

MLS # A2267053



\$458,000

Division:	Southwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	860 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Great Location in Southwood! This bi-level half duplex offers excellent value and flexibility. The main floor features two spacious bedrooms, beautiful bamboo hardwood flooring, and a bright living room with access to a private patio. The fully developed basement includes two additional bedrooms, a large family room, and a 3-piece bathroom — perfect for guests or extended family. Walking distance to C-Train and quick commute to Macleod Trail. Book your private showing today!