# \$469,900 - 43 Southbridge Drive, Calmar

MLS® #E4460962

#### \$469.900

3 Bedroom, 2.50 Bathroom, 1,733 sqft Single Family on 0.00 Acres

Calmar, Calmar, AB

Beautiful brand new 2 Story house with double attached garage. This upgraded house comes with tons of upgrades, main floor living room with open to above ceiling, electric fireplace, upgraded kitchen with quartz counter tops, tilesplash, chimney hoodfan, and 2 pce bathroom. Second floor has 3 bedrooms, bonus room, laundry, and 2 full bathrooms. Basement has separate entrance for future development. Fully upgraded throughout with upgraded vinyl plank and tile flooring, 9' main floor and basement ceiling, feature walls and the list goes on. Walking distance to school. The quality at its best!!!



### **Essential Information**

MLS® # E4460962 Price \$469,900

Lease Rate \$13

Bedrooms 3

Bathrooms 2.50

Full Baths 2

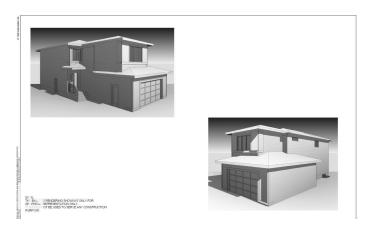
Half Baths 1

Square Footage 1,733

Acres 0.00

Year Built 2025

Type Single Family







Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 43 Southbridge Drive

Area Calmar
Subdivision Calmar
City Calmar
County ALBERTA

Province AB

Postal Code T0C 0V0

#### **Amenities**

Amenities No Animal Home, No Smoking Home

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Playground Nearby, Schools, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed October 5th, 2025

Days on Market 27

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 November 1st, 2025 at 6:47am MDT