

15 Sussex Crescent SW
Calgary, Alberta

MLS # A2212617



\$700,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped		

Heating:	Floor Furnace	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting		

Inclusions: Washer & Dryer, 3 TV Mounts

Step into this beautifully updated and meticulously maintained 3-bedroom bungalow, perfectly located in a family-friendly neighborhood across from a large green space with a kids park, just a short walk to Tim Hortons. This home combines timeless charm with smart, energy-efficient upgrades for modern living. Inside, original gleaming hardwood floors grace the upper level, creating a warm and inviting atmosphere. The open-concept kitchen is an entertainer's dream, featuring ample countertop and cabinet space, a centre island with a breakfast bar, and recently added soft-close cabinetry. The kitchen is also equipped with a newer fridge (2023) and a dishwasher (2021), making it both functional and stylish. Upgrades for energy efficiency and comfort include a roof with 50 year shingle and 16 solar panels to help significantly reduce your electrical bills, blown-in insulation to R-60, a hot water tank (2019), and air conditioning added in 2023 to keep you cool during those warm Calgary summers. For improved indoor air quality, a UV light system has been added to the furnace. The spacious primary bedroom offers a private retreat with a full en suite bathroom and a walk-in closet. Convenient main floor laundry makes day-to-day living a breeze. The basement has been recently renovated with pot lighting, large windows that flood the space with natural light, and a newer shower in the bathroom. The exterior basement walls have been rewrapped, new weeping tile installed, and a sump pump added for peace of mind. Enjoy outdoor living in the huge west-facing backyard, complete with a natural gas hookup for your BBQ and a large deck for entertaining and soaking up the sun. The oversized detached garage is heated (heater added 1 year ago) and is fully insulated with added insulation in attic to R-12, perfect for your vehicles, tools, or hobbies.