

# \$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!!!

Built in 2025

## 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 | 46                |
| Zoning         | Zone 92           |

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