

## \$599,000 - 12 Southbridge Crescent, Calmar

MLS® #E4455151

**\$599,000**

3 Bedroom, 2.00 Bathroom, 1,645 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

NEW on a CORNER LOT! This bright, family-ready bi-level in the desirable Town of Calmar features a vaulted-ceiling living room filled with natural light and an open kitchen with breakfast Peninsula, ample cabinetry and a dining area overlooking the deck and pond fountains. The spacious backyard offers parking for an RV or fifth-wheel camper, complemented by a 3-car attached garage. Two bedrooms and a full bath are on the main floor, while the upper-level primary suite is a private retreat with 3-piece ensuite. The unspoiled basement with large windows is ready for future development. Just 10 minutes from EIA, this versatile home blends comfort, functionality, and a prime location in a well-established neighbourhood.

Built in 2025

### Essential Information

MLS® #	E4455151
Price	\$599,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,645
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	12 Southbridge Crescent
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### Amenities

Amenities	Deck, Detectors Smoke, HRV System, 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, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Golf Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 28th, 2025
Days on Market	3
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 August 31st, 2025 at 8:47am MDT