

\$524,000 - 12 Southbridge Crescent, Calmar

MLS® #E4455151

\$524,000

3 Bedroom, 2.00 Bathroom, 1,660 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 4-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	\$524,000
Lease Rate	\$20
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,660
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	63

Zoning

Zone 92

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