

# \$489,000 - 10 Southbridge Court, Calmar

MLS® #E4456880

**\$489,000**

3 Bedroom, 2.50 Bathroom, 1,630 sqft  
Single Family on 0.00 Acres

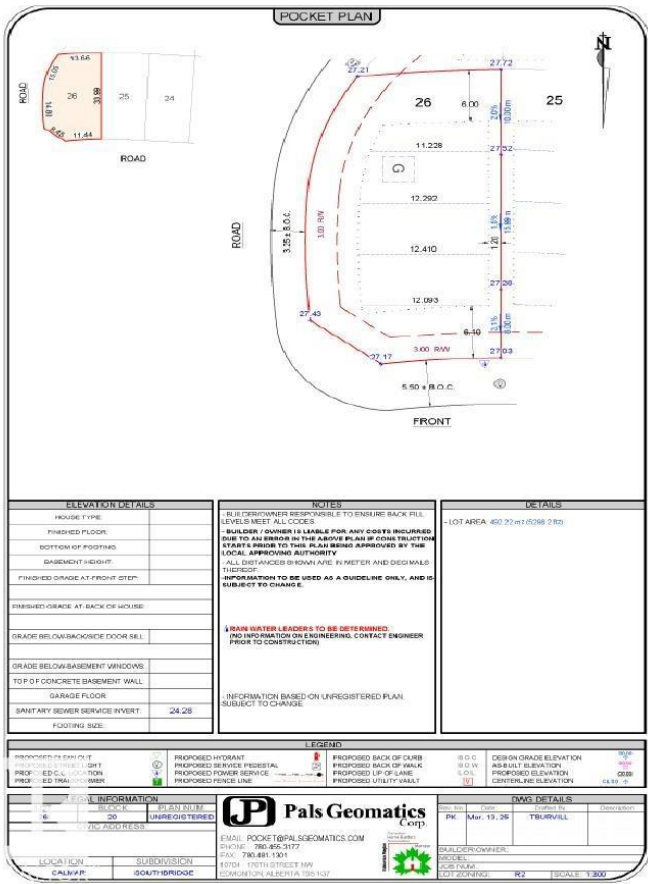
Calmar, Calmar, AB

Pre-Construction Opportunity – Customize Your Dream Home! This corner lot gem offers a 1630 sq. ft. Bungalow with a double attached garage and ample parking, including space for an RV. The basement can be developed to suit your needs, giving you the flexibility to design the perfect living space for your family. With SPRING possession available, you can move into a brand-new home tailored just for you. Currently a VACANT lot, this property presents the rare chance to build a home that matches your lifestyle from the ground up.

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4456880               |
| Price          | \$489,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,630                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10 Southbridge Court |
| Area        | Calmar               |
| Subdivision | Calmar               |
| City        | Calmar               |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0C 0V0              |

## Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Ceiling 10 ft., Ceiling 9 ft.      |
| Parking   | Double Garage Attached, RV Parking |

## Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

## Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                               |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, No Through Road, Park/Reserve, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 42                  |
| Zoning         | Zone 92             |

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Listing information last updated on October 21st, 2025 at 7:17am MDT