



THE
A-TEAM

**RE/MAX
FIRST**

27 SINCLAIR Crescent, Calgary T2M 2P5

MLS®#: **A2152531** Area: **Southwood** Listing Date: **07/25/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1959** Abv Sqft: **1,074**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,498 sqft** Ttl Sqft: **1,074**
 Lot Shape:

DOM

53
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame,Wood Siding**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **See Remarks,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`11" x 12`1"	Bedroom	Main	8`11" x 10`3"
Dining Room	Main	8`10" x 9`11"	Kitchen	Main	9`6" x 9`11"
Living Room	Main	20`0" x 12`7"	Bedroom - Primary	Main	11`11" x 12`2"
4pc Bathroom	Main	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	13`6" x 9`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6498HP

Zoning:
R-C1

Remarks

Pub Rmks:

Lovingly cared for family home in the heart of the desirable community of Southwood. This excellent location is close to schools, shopping, and transit. This beautifully maintained home has been meticulously cared for over the years. It boasts all the features you could ask for in a charming home, including an updated kitchen with a functional layout, ample cabinet and counter space, and a sit-down eating area. The main living area is perfect for family gatherings, featuring a large bright window and gleaming hardwood floors. The main floor hosts three bedrooms, all with newer windows and updated paint colors. The primary bedroom is generously sized, allowing for a bed of your choice and additional furniture. An updated 4-piece bathroom completes the main floor. The basement includes a 3-piece bathroom, laundry area, and a framed-in bedroom. The lovely backyard is a true gem, offering a large space that is both a child's dream and an adult's sanctuary. Close to schools and all major amenities, this home is a must-see.

Inclusions:
Property Listed By:

None
Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











