



THE
A-TEAM

**RE/MAX
FIRST**

27 SINCLAIR Crescent, Calgary T2W 0L8

MLS®#: **A2175360**

Area: **Southwood**

Listing Date: **10/24/24**

List Price: **\$590,000**

Status: **Active**

County: **Calgary**

Change: **+\$40k, 01-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**

Finished Floor Area
Abv Sqft: **1,066**
Low Sqft:
Ttl Sqft: **1,066**

DOM

27
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,500 sqft**
Lot Shape:

Parking
Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**
Park Feat: **Drive Through,Driveway,Front Drive,Off Street,Parking Pad,Paved,See Remarks**

Utilities and Features

Roof: **Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Lighting,Other,Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s),No Smoking Home,Quartz Counters,See Remarks,Stone Counters,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`1" x 8`7"	Bedroom	Main	8`11" x 10`4"
Bedroom	Main	8`11" x 12`2"	Dining Room	Main	8`10" x 9`9"
Kitchen	Main	9`5" x 10`1"	Living Room	Main	19`10" x 16`5"
Bedroom - Primary	Main	11`10" x 12`2"	3pc Bathroom	Basement	9`2" x 7`2"
Bedroom	Basement	13`5" x 11`6"	Furnace/Utility Room	Basement	28`0" x 27`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6498HP

Zoning:
R-CG

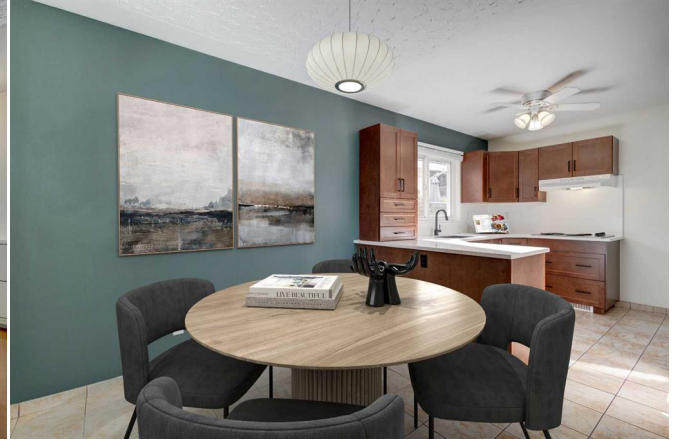
Remarks

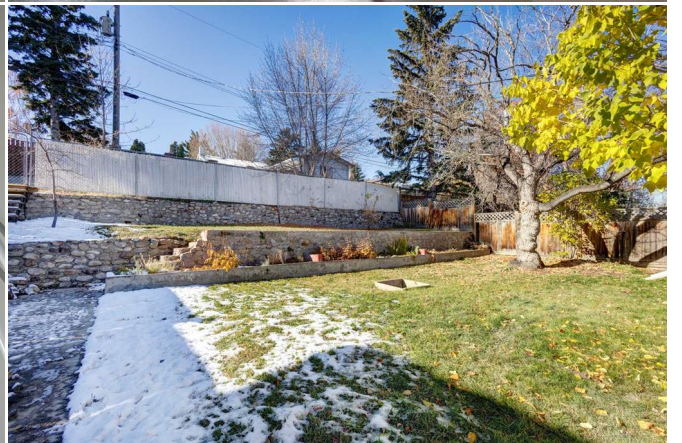
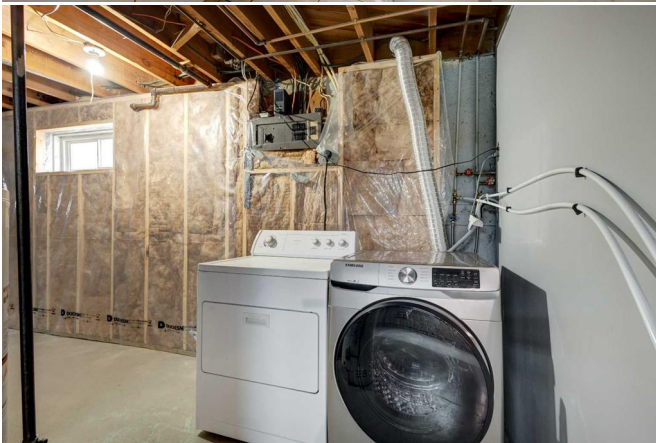
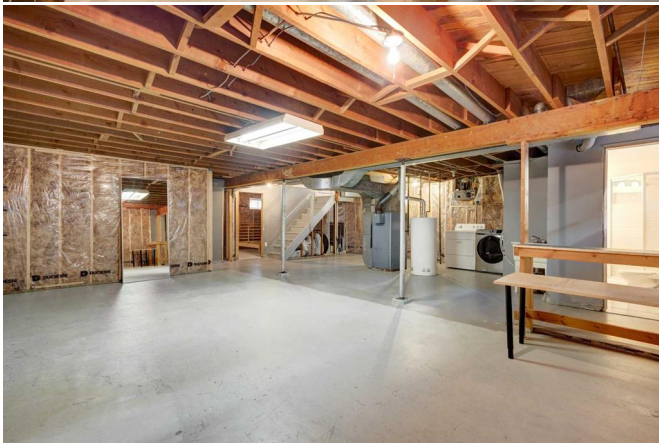
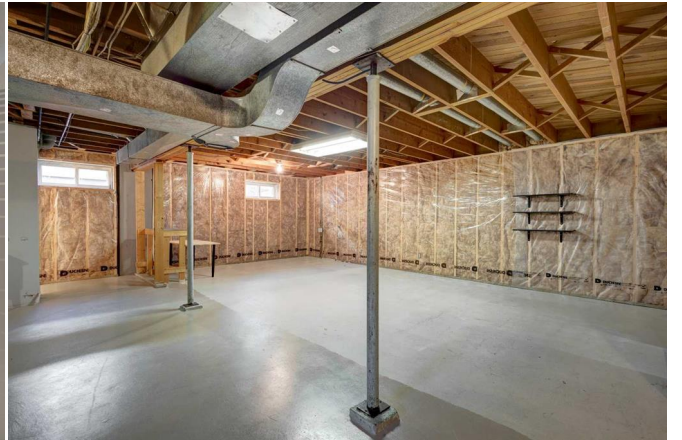
Pub Rmks: **OPEN HOUSE SUNDAY 12-2PM - This is an opportunity for both investors and families! Welcome to this charming family home, located walking distance to the Glenmore Reservoir in the sought-after neighborhood of Southwood. This excellent location offers convenience with schools, shopping, and transit just minutes away. The property greets you with beautiful, low-maintenance landscaping. As you step inside, you will be welcomed by a spacious living room filled with natural light, ideal for hosting gatherings. The upgraded kitchen features modern cabinetry with ample storage, quartz countertops, and a cozy dining area. The main floor includes three well-sized bedrooms with updated windows. The primary bedroom is generously sized, and an updated 4-piece bathroom completes the main floor. Downstairs, the basement offers a fantastic opportunity for investors to develop further, utilizing the private entrance. With a 3-piece bathroom, laundry area, framed-in bedroom, it's a blank slate ready for your development. The backyard is an outdoor oasis, providing a large, versatile space perfect for children to play and adults to relax. Call now to book your private viewing**

Inclusions:
Property Listed By: **N/A**
Real Estate Professionals Inc.

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









27 Sinclair Crescent SW, Calgary, AB

Main Floor Exterior Area 1065.35 sq ft
Interior Area 931.10 sq ft



0 3 6 ft
PREPARED: 2024/10/24
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

27 Sinclair Crescent SW, Calgary, AB

Basement (Below Grade) Exterior Area 710.95 sq ft
Interior Area 505.05 sq ft



0 3 6 ft
PREPARED: 2024/10/24
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.