



THE
A-TEAM

**RE/MAX
FIRST**

60 SPRINGWOOD Drive, Calgary T2W 0K5

MLS® #: **A2185441** Area: **Southwood** Listing Date: **01/14/25** List Price: **\$599,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1959**
Lot Information
 Lot Sz Ar: **5,295 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,042**
 Low Sqft:
 Ttl Sqft: **1,042**

DOM

8
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Heated Garage,Insulated,Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8' 8" x 11' 2"	4pc Bathroom	Main	4' 10" x 7' 8"
Bedroom - Primary	Main	10' 6" x 13' 3"	Bedroom	Main	9' 9" x 8' 8"
Entrance	Main	7' 8" x 3' 7"	Living Room	Main	11' 8" x 18' 9"
Kitchen	Main	7' 7" x 9' 2"	3pc Bathroom	Basement	5' 3" x 5' 6"
Bedroom	Basement	8' 11" x 8' 9"	Game Room	Basement	10' 11" x 20' 1"
Bedroom	Basement	10' 10" x 8' 7"	Kitchenette	Basement	11' 9" x 9' 2"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2984HO**

Zoning: **R-CG**

Remarks

Pub Rmks: **Welcome to 60 Springwood Drive - a cozy 5-bedroom, 2-bathroom bungalow offering over 1,000 SqFt of main-level living space, plus nearly 800 SqFt in the basement, currently configured as an illegal suite. The main floor features 3 good-sized bedrooms, providing plenty of space for family and/or a home office, while the basement includes 2 additional bedrooms, perfect for extended family, visitors, or rental potential. This home has been thoughtfully updated with new LED lighting and professional painting throughout, providing a fresh canvas for you to personalize and truly make your own. Situated on a generous 5,300 SqFt lot, the large backyard provides ample space for outdoor activities, gardening, or landscaping ideas. An oversized single-car garage, along with a convenient parking pad, ensures plenty of room for vehicles and storage. Located in a desirable neighbourhood, this property is close to shopping, schools, playgrounds, Rockyview Hospital, and downtown Calgary, offering a great mix of accessibility and space. Whether you're looking for your next family home or a promising investment, 60 Springwood Drive offers endless possibilities and incredible potential. Don't miss your chance to view it—schedule your showing today!**

Inclusions: **none**
 Property Listed By: **Veritas Realty**

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











