



THE
A-TEAM

**RE/MAX
FIRST**

27 SINCLAIR Crescent, Calgary T2W 0L8

MLS®#: **A2196404** Area: **Southwood** Listing Date: **02/21/25** List Price: **\$590,000**
 Status: **Active** 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: **5,500 sqft**
 Lot Shape:

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

DOM

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

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:

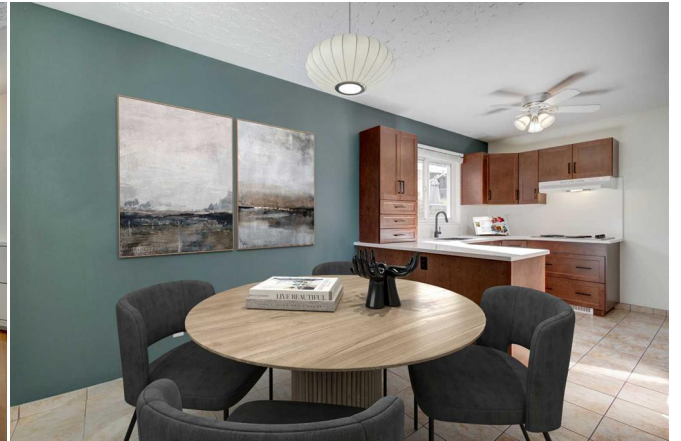
This is an opportunity for both investors and families! Welcome to this charming family home, located walking distance to the Glenmore Reservoir in the sought-after neighborhood of Southwood. This excellent location offers convenience with schools, shopping, and transit just minutes away. The property 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!

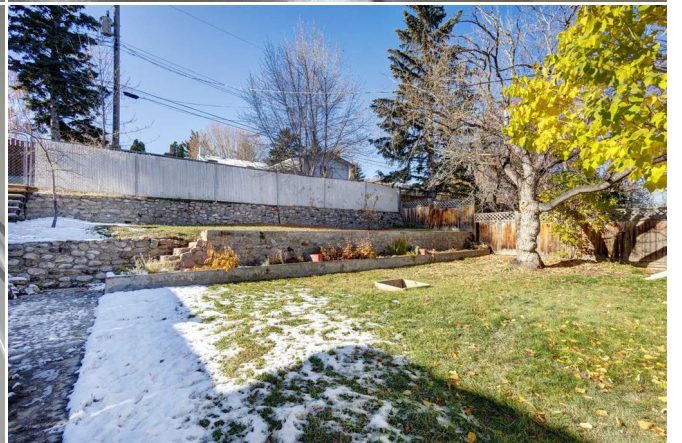
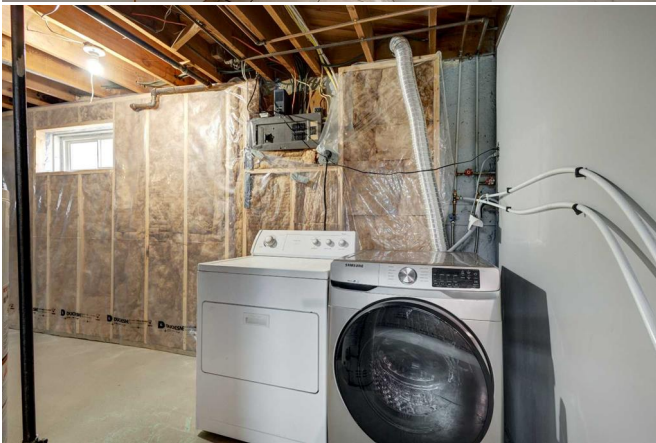
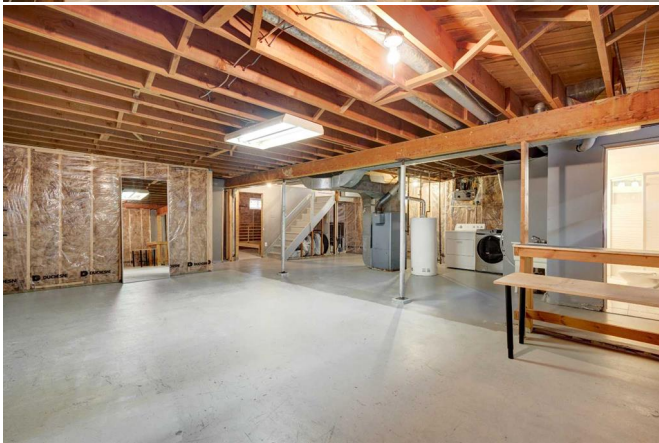
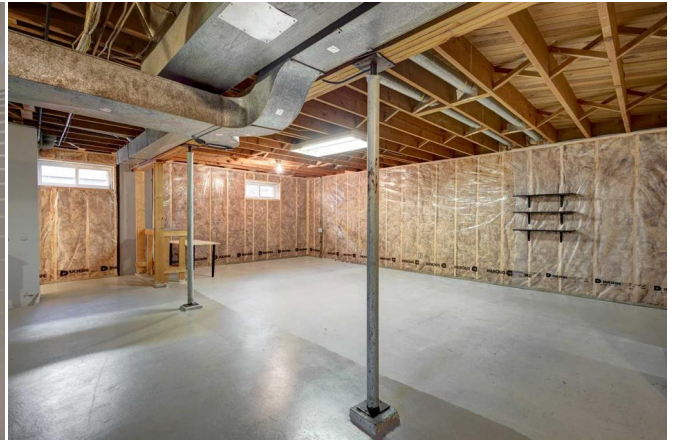
Inclusions:
Property Listed By:

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



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

