



**5811 Londonderry Crescent SW
Calgary, Alberta**

MLS # A2302818



\$799,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,185 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Low Maintenance Landscape, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Here is your chance to own a home in one of Calgary's most sought-after, community-focused neighborhoods, offering an incredible lifestyle with seamless access to the rest of the city. Lovingly cared for and ready for a new family to make it their own, this charming residence features just under 1,500 sq. ft. of living space. The interior is highlighted by three comfortable bedrooms and one & a half bathrooms, including a convenient private ensuite for the primary bedroom. The home also boasts an immaculately maintained kitchen that is thoughtfully positioned to overlook the beautiful, low-maintenance backyard. Beyond the main level, the partially finished basement presents a wealth of potential, offering a flexible area that you can easily customize to suit your specific lifestyle needs. Outside, you will find a private, easy-care retreat perfect for relaxing, along with an oversized single garage that offers the potential to be converted into a double. Combining pride of ownership with a prime location, this home is a rare opportunity that is ready for you to move in and enjoy!