



**10520 Spadina Drive SW
Calgary, Alberta**

MLS # A2151088



\$639,900

Division:	Southwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,490 sq.ft.	Age:	1962 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Lawn, Gentle Sloping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Furniture is negotiable

Welcome to 10520 Spadina Drive! This stunning 4-level split home sits on an impressive lot, featuring a private backyard and a double garage with 220v power. As you step into the main level, you're welcomed by an abundance of natural light with plenty of windows, newer luxury plank flooring, baseboards, and paint. The kitchen boasts ample cupboard space with stainless steel appliances and a great view of the spacious and private backyard, with sliding doors leading to the upper deck. Upstairs, you'll find three generous bedrooms and a 4-piece bathroom. The lower level is ideal for a TV/media room and has another access to the backyard with a door that allows you to separate the space from the upper two levels if you want to utilize the illegal suite. The basement has another 3-piece bathroom, small kitchen and flex room that is currently being used as a bedroom. The backyard is an entertainer's dream, complete with a fire pit, a natural gas line for a BBQ, pond, chainlink fence for secure garden or dog run and a large raised deck off the main floor, with easy access to the insulated and heated double detached garage. Don't miss this this opportunity to own a fantastic home in a great location!