



**27 Sinclair Crescent SW
Calgary, Alberta**

MLS # A2175360



\$590,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	1959 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Drive Through, Driveway, Front Drive, Off Street, Parking Pad, Paved, See Remarks		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Central	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Quartz Counters, See Remarks, Stone Counters, Storage, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE SUNDAY 2-4PM - 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