



## 2442 Elmwood Drive Calgary Alberta

\$545,000

Opportunity awaits. 81' 4" Lot Frontage. 4 Bedroom Bungalow in the Mature Neighbourhood of Southview. Big trees, Wide Streets, within minutes to Downtown. 3 bedrooms upstairs with 4pc Bathroom. Spacious Kitchen with bright Garden Doors to the Large Backyard. Basement developed with Permits & Inspections, includes Large Family Room & Large Bedroom with 3pc Ensuite Bathroom. Ample Parking options include; Double Detached Garage-a handyman's delight, Front Driveway with attached Carport-no more more snow/ice scraping-has Side Entry Door which could easily permit a Separate Entrance to the basement. School & playground in the neighbourhood. Shopping, Public Transit, Deerfoot Trail & many amenities close by. (id:6769)

Family room 21.92 Ft x 11.25 Ft

Bedroom 11.58 Ft x 11.17 Ft

3pc Bathroom 7.00 Ft x 6.83 Ft

Laundry room 5.50 Ft x 4.67 Ft

Living room 14.25 Ft x 13.25 Ft

Kitchen 10.92 Ft x 7.75 Ft

Other 7.92 Ft x 7.50 Ft

Bedroom 10.75 Ft x 9.92 Ft

Bedroom 8.92 Ft x 8.58 Ft

Bedroom 9.83 Ft x 7.83 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Listing Presented By:



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