



## 27 Sinclair Crescent Calgary Alberta

\$590,000

OPEN HOUSE SUNDAY 12-2PM - 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 (id:6769)

3pc Bathroom 9.17 Ft x 7.17 Ft

Bedroom 13.42 Ft x 11.50 Ft

Furnace 28.00 Ft x 27.83 Ft

4pc Bathroom 5.08 Ft x 8.58 Ft

Bedroom 8.92 Ft x 10.33 Ft

Bedroom 8.92 Ft x 12.17 Ft

Dining room 8.83 Ft x 9.75 Ft

Kitchen 9.42 Ft x 10.08 Ft

Living room 19.83 Ft x 16.42 Ft

Primary Bedroom 11.83 Ft x 12.17 Ft

Listing Presented By:



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(CENTRAL)**

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