



**32 Sinclair Crescent SW  
Calgary, Alberta**

**MLS # A2284512**



**\$715,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,073 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Driveway, RV Access/Parking		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Pri		

<b>Heating:</b>	Central, ENERGY STAR Qualified Equipment, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Basement Dishwasher, Basement Dryer, Basement Microwave Hood Fan, Basement Stove, Basement Washer, Basement Refrigerator

Welcome to this beautifully updated bungalow in the desirable community of Southwood. The bright and open main level features a spacious kitchen, dining, and living area with modern finishes throughout, creating an ideal space for everyday living and entertaining. Built in Sonos Speakers throughout the main floor to add that extra touch when you host or to have your own morning jam session! Two generous bedrooms and two full bathrooms complete the main floor, offering a thoughtful layout with ample storage. Both upstairs bathrooms are enhanced with heated floors and heat lamps, adding a touch of everyday luxury and comfort. The fully finished basement offers a separate illegal suite with private entrance, open-concept living area, full kitchen, bedroom, bathroom, and its own laundry, providing excellent flexibility for extended family. Outside, enjoy a large fully fenced and private yard with a raised deck featuring a built-in BBQ, a lower deck, and a cozy fire pit area &mdash; perfect for summer gatherings. Additional highlights include front driveway parking with space for multiple vehicles or an RV, plus a double detached garage. Located close to schools, parks, shopping, and transit, this home offers comfort, functionality, and outstanding value in a mature neighbourhood.