780-978-0157
jenniferstudent@me.com

2442 Elmwood Drive SE
Calgary, Alberta

MLS # A2178862

$545,000

Division:	Southview
Type:	Residential/House
Style:	Bungalow

Size:	916 sq.ft.	**Age:**	1961 (63 yrs old)
Beds:	4	**Baths:**	2

Garage:	Attached Carport, Double Garage Detached, Parking Pad
Lot Size:	0.14 Acre
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Garden

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full	**LLD:**	-
Exterior:	Stucco, Wood Frame, Wood Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions:	n/a

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, Deerfot Trail & many amenities close by.