

**60 Springwood Drive SW**  
**Calgary, Alberta**

**MLS # A2165311**



**\$599,900**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,042 sq.ft.	<b>Age:</b>	1959 (65 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Insulated, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Portable AC unit, Gazebo, Electrical Fireplace, Mirror, shelving in the basement bathroom and furnace room.

Welcome to 60 Springwood Drive SW – a delightful 5-bedroom, 2-bathroom bungalow offering over 1,000 SqFt of living space on the main level and almost an additional 800 SqFt in the basement. Nestled on a generous 5,300 SqFt lot, this property is brimming with potential. Whether you're an investor seeking opportunity or a family ready to craft your dream home, this residence offers endless possibilities. The two rooms in the basement used as bedrooms do not meet current legal egress requirements. It's primed for a full renovation, allowing you to design it exactly to your taste. The expansive backyard invites outdoor activities, gardening, or future landscaping projects. Plus, the oversized single with additional parking beside it, ensures plenty of space for vehicles and storage. Situated in a prime location, this home offers quick access to shopping, schools, playgrounds, the Rockyview Hospital, and downtown Calgary, making it perfect for families or those seeking a balance between city convenience and outdoor space. Whether you're looking to renovate or rent, 60 Springwood Drive SW is an excellent opportunity waiting to be realized. Don't miss your chance – book a viewing today!