

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, Deerfoot Trail & many amenities close by.