

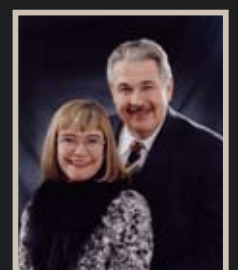
25 Sinclair Crescent SW



WOW, What a find !This Bright Cheery Bungalow located on a quiet street in this popular part of Southwood features refinished oak floors, new ceramic tile, new Kitchen, many windows replaced, insulation upgraded, electronic air cleaner, both bathrooms redone and new basement development.



*Ellyn Mendham &
Tom Westcott*
realtors®



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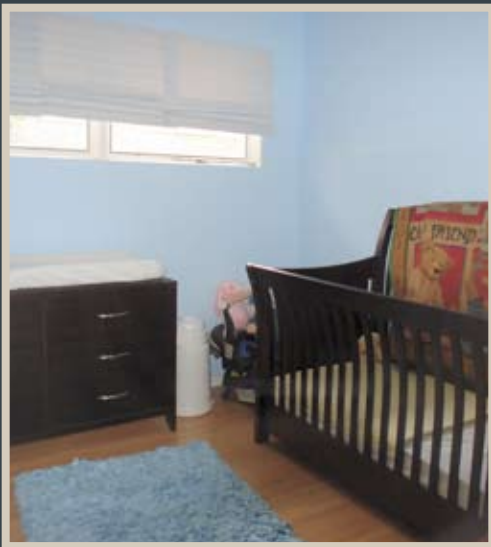
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A pass-through to the Living Room affords more light to the nook. The oak floors were refinished throughout the main floor.



Natural sunlight flows into this cheery kitchen with new windows, new cabinets and a ceramic tile floor.



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The basement was all redeveloped with 2 Bedrooms, Rumpus Room,
and a three piece Bath with a large walk-in Shower.

New Berber Carpeting!

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<i>Address</i>	<i>25 Sinclair Crescent SW,</i>			<i>Price</i>	<i>\$ 329,900</i>
<i>District</i>	<i>Southwood -123</i>			<i>Mortgage</i>	<i>TACT</i>
<i>Salesperson</i>	<i>Ellyn Mendham & Tom Westcott</i>				
<i>Phone</i>	<i>403 259 4141</i>				
<i>Lot</i>	<i>Pie - 5499 sf</i>	<i>Ext Fin</i>	<i>Stucco, Wood</i>		
<i>Landscap</i>	<i>Yes</i>	<i>Heating</i>	<i>Force Air - 1</i>		
<i>Fenced</i>	<i>Yes</i>	<i>Flooring</i>	<i>Hdwd, Tile, Crpt</i>	<i>RPR / Year</i>	<i>Sept. 16/04</i>
<i>Style</i>	<i>Bungalow</i>	<i>Home Size</i>	<i>1059 SqF, 98.4 m2</i>	<i>Zoning</i>	<i>R - 1</i>
<i>Age</i>	<i>1959</i>			<i>Taxes 2010</i>	<i>\$1179.89</i>
<i>Living Rm</i>	<i>19'4" x 11'7"</i>	<i>Laundry</i>	<i>Down</i>	<i>L. I. Levy</i>	<i>None Noted</i>
<i>Kitchen</i>	<i>13'2" x 9'3"</i>			<i>Rooms</i>	<i>5/3</i>
<i>Nook</i>	<i>9'3" x 8'</i>			<i>Possession</i>	<i>45Days Neg.</i>

Bathrooms (2) 1 - 4 Piece Main Level, 1 - 3 Piece Lower Level
Bedrooms (3) - Mstr Bdrm (13'2" x 10'6"), 2nd Bdrm (11'3" x 8'8"), 3rd Bdrm (9'9" x 8'7")
Basement Developed - Rec Rm (21'9" x 10'6"), 1st Bdrm (15'4" x 10'9"), 2nd Bdrm (12'2" x 9'10")
Garage No Garage, Front Drive Access, Parking Pad, Off Street Parking
Included Fridge, Stove, Built-in Dishwasher, Microwave, All Window Coverings, Electronic Air Cleaner, Alarm

Remarks *WOW, What a Find! This bright cheery Bungalow in the most sought after part of Southwood (North Southwood) features refinished Hardwood Floors, redone Bathrooms, New Kitchen Cabinets, basement redeveloped with two additonal Bedrooms plus a large Family Room and a Three Piece Bath. All of this with a west facing yard with mature trees on a quiet residential street. Close to Schools, Shopping, convenient to the LRT, close to the Library, convenient to Parks, Leisure Facilities and much more.*

Owner **S. & L. Westcott** **Appointments** **Lister ALARM** **Leni CBS**

Printed: June 29, 2008

Listed by: **RE/MAX Realty Professionals**

Deposits to Listing Company - Listing company to do Conveyancing

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.



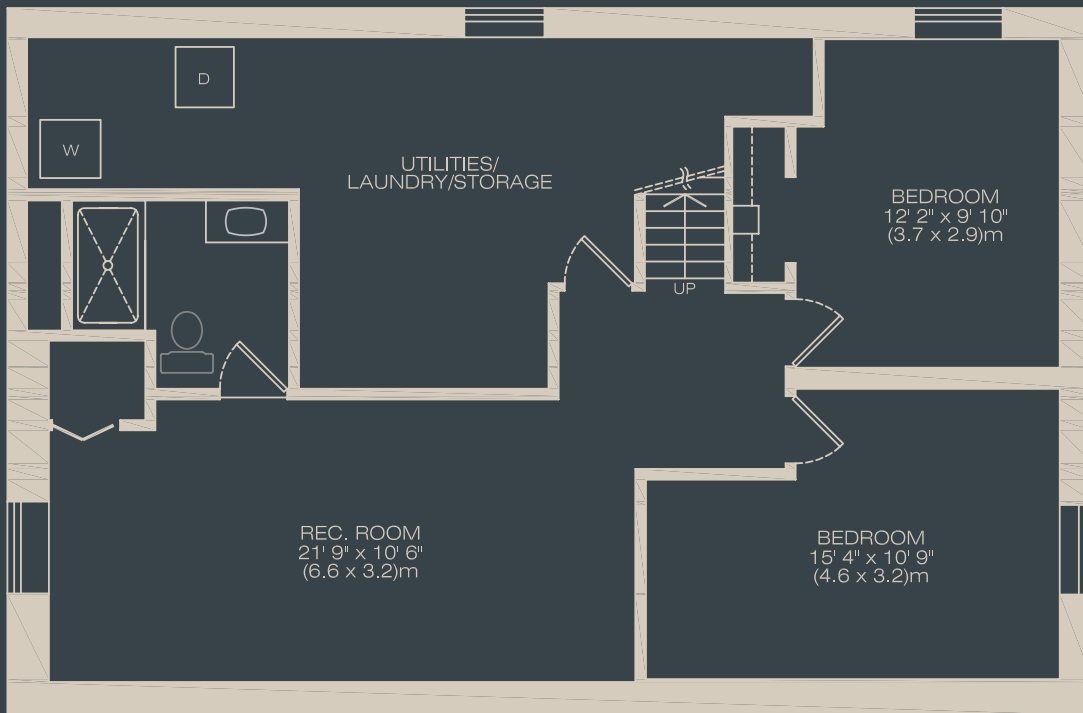
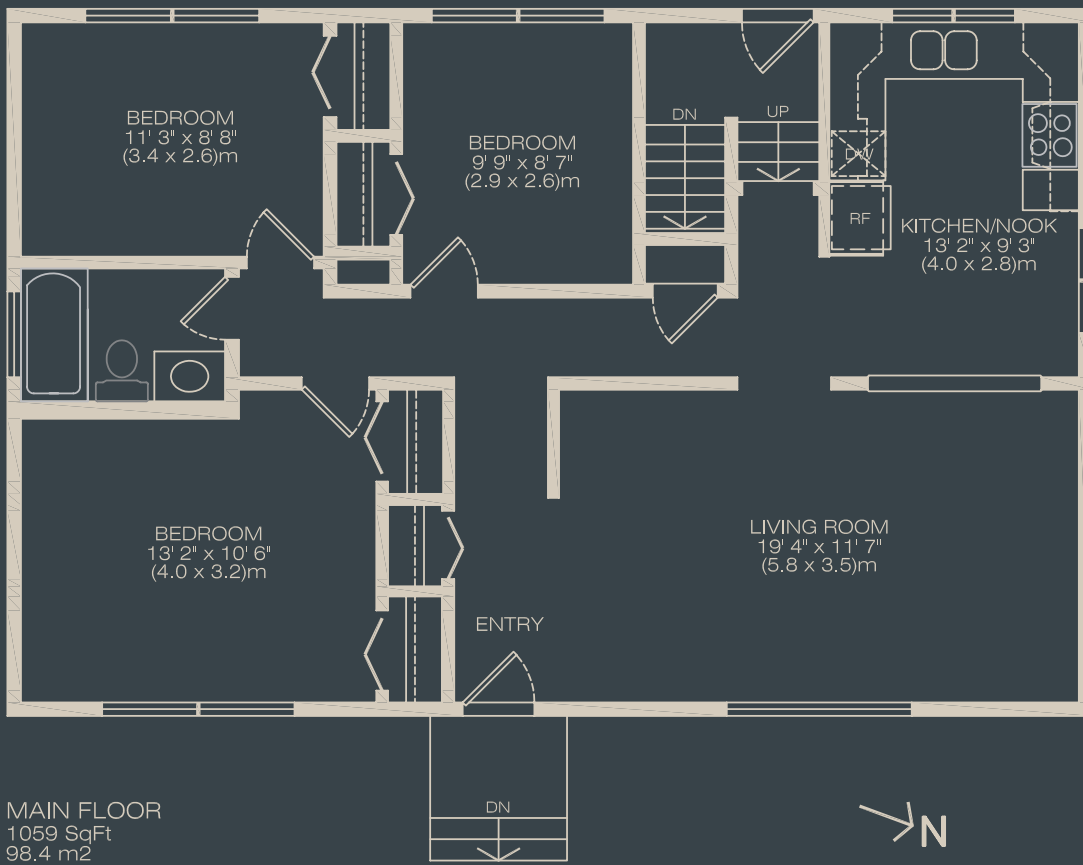
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PREPARED FOR
 ELLYN MENDHAM &
 TOM WESTCOTT
 (RE/MAX PROFESSIONALS)

MR. MEASURE FLOOR PLANS LTD. JCM6213
 803-2231 04/15/06

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 NEAREST TENTH OF A FOOT.

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 S.W. Calgary