

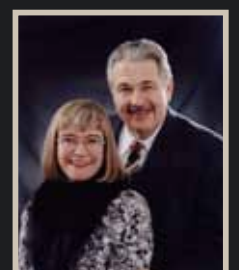
3041 – 2nd Street S.W.



CHARMING “ARTS AND CRAFTS” STYLE BUNGALOW located on a beautifully landscaped 50’ X 125” lot with PRIVATE west backyard in the heart of Roxboro.



*Ellyn Mendham &
Tom Westcott*
realtors®



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The home offers a gracious entry, living room with gas fireplace designed to resemble a wood stove, spacious dining room that opens to a deck surrounded by mature landscaping. Everything has been renovated while the charm and character have been maintained.



The chef's kitchen offers granite counters, custom cabinetry, upscale appliances, deep farmer's sink.



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Two good-sized bedrooms (one presently used as a den) and a spa-like four piece bath with separate shower and soaker tub complete the main floor.



The basement is fully finished with a third bedroom, three piece bath, rec room, hobby area, laundry, utility area, and storage.



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<i>Address</i>	3041 2 Street SW, Calgary			<i>Price</i>	\$ 1,175,000
<i>District</i>	Roxboro C100			<i>Mortgage</i>	T.A.C.T.
<i>Salesperson</i>	Ellyn Mendham & Tom Westcott				
<i>Phone</i>	403-259-4141				
Lot	50' X 125'	Ext Fin	Stucco/Wood	<i>RPR / Year</i>	2011
Landscap	Beautifully	Heating	1F-A + A/C	<i>Compliance / Yr</i>	2011
Fenced	Yes	Flooring	Hdwd/Carpet/Tile	<i>Zoning</i>	R -C1
Style	Bungalow	Home Size	1,221 s.f. (113.4m)	<i>Taxes 2011</i>	\$5,580.15
Age	1927 (Reno'd)	Fireplace	1 - Gas	<i>L. I. Levy</i>	\$617.97
Living Rm	14'4 x 14'	Master	13'9" x 11'2"	<i>Rooms</i>	5/2
Dining Rm	16' x 11'3	Den / 2nd	10'10" x 10'3"	<i>Possession</i>	Dec. 15/11 Negot.
Kitchen	17'3 x 8'10	Laundry	Down		

Bathrooms (2) 4 Piece Main, 3 Piece Down

Basement Fully Developed - Rec Room (19'10 X 11'1), Bedroom (10'5X9'11) Hobby (14'4X8'10)

Garage Double Detached

Included Refrigerator, Gas Cooktop, Built-in Oven, Dishwasher, 2 Garage Door Openers & 4 Controls, All Window Coverings, Washer ("As Is"), Dryer, Water Softener, Microwave

Excluded *Front Hall Mirror, Shelf in Kitchen, Wooden Wall Hanging in Master Bedroom*

Remarks *CHARMING "ARTS AND CRAFTS" STYLE BUNGALOW located on a beautifully landscaped 50x 125 lot with sunny west backyard in the heart of Roxboro. Totally renovated with great attention to detail in 2002, the current owners have continued to upgrade in the years since then, refinishing the basement (2003), adding a new garage (2004), new landscaping (2003), central air conditioning (2005), and replacing the sewer line to the property line (2007). The home offers a gracious entry, living room with gas fireplace designed to resemble a wood stove, spacious dining room, chefs kitchen with granite counters, loads of custom cabinetry, upscale appliances and deep farmers sink. There are two good-sized bedrooms (one presently used as a den) and a spa-like 4 piece bathroom with soaker tub and separate shower. Hardwood floors grace the main floor with the exception of the kitchen and bath. Downstairs you'll find a rec room, 3rd bedroom, 3 piece bath, and a hobby/work room plus laundry, storage, and utility areas. In summer months expand your living area: enjoy the front veranda, private back deck and lovely garden areas including brick paths, flower beds and trees, and water feature.*

Owner I. and M. Cameron

Appointments Lister

Leni CBS

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.



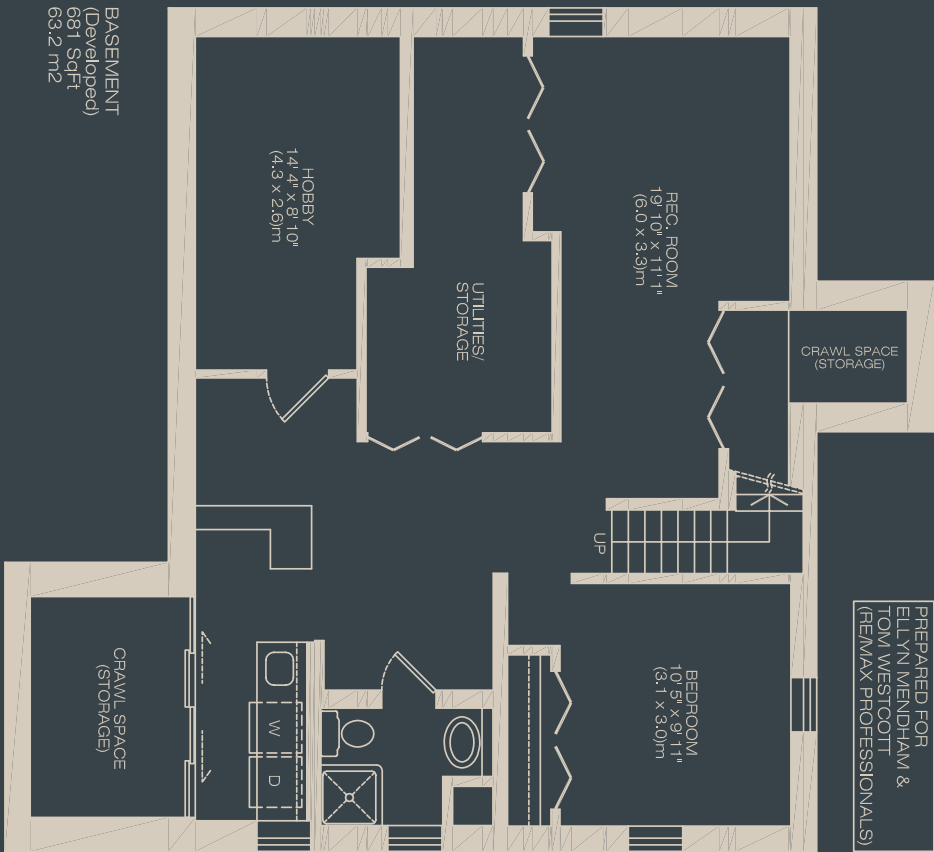
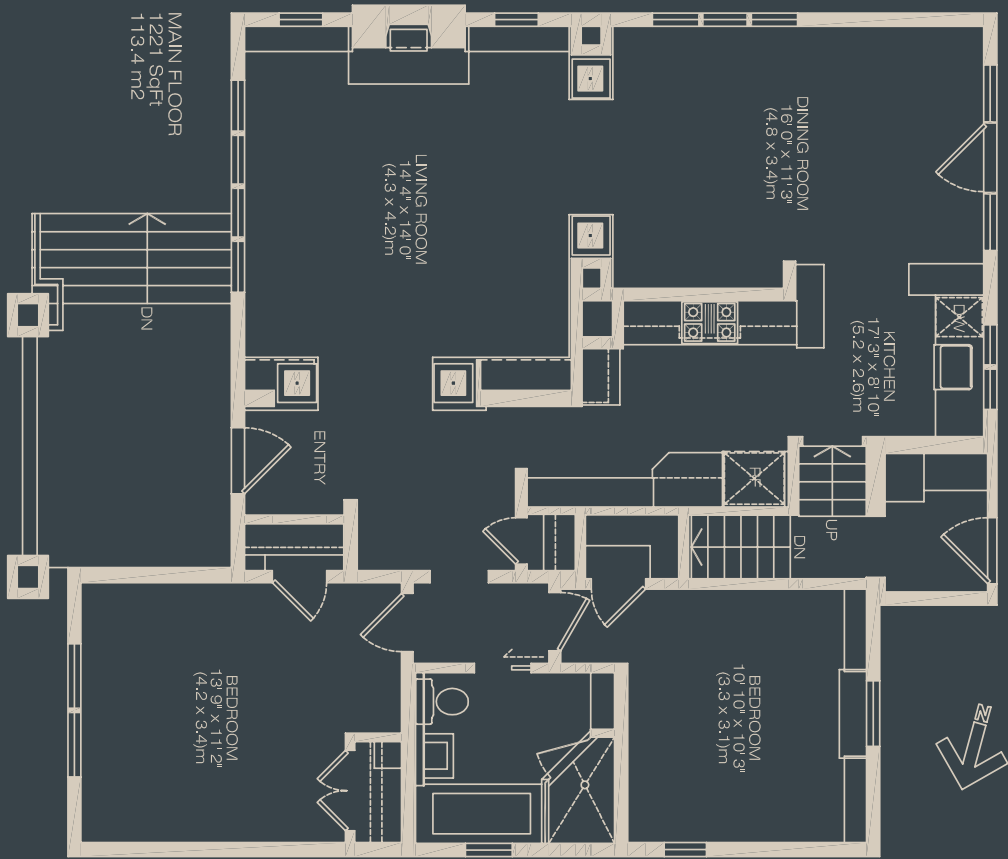
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PREPARED FOR
ELLYN MENDHAM &
TOMI WESTCOTT
(RE/MAX PROFESSIONALS)

3041 2nd Street
S.W., Calgary

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