

\$705,000 - 92 Sinclair Crescent Sw, Calgary

MLS® #A2133677

\$705,000

4 Bedroom, 3.00 Bathroom, 1,266 sqft
Residential on 0.14 Acres

Southwood, Calgary, Alberta

Introducing 92 Sinclair Crescent SW, a thoughtfully remodelled home boasting pride of ownership with modern amenities and convenient accessibility located in the West Haysboro/Southwood area.

This charming home features vaulted ceilings throughout the main level beaming in lots of natural light showcasing the new kitchen with tall cabinets including a floor to ceiling pantry, quartz countertops and new appliances and extra cabinet space into the dinning room. Not a detail was spared in the modern design maximizing space and functionality.

On the main level you will find three bedrooms with custom built closets, and two full bathrooms including a luxurious shower in the primary ensuite. The downstairs offers a fourth bedroom and third full bathroom, family/games room, and a den / flex space that can be used as a gym, home office or can be converted into a 5th bedroom. Downstairs also features extra storage space in the laundry room.

Additional upgrades include 3 egress windows in the basement and all new mechanical including A/C, furnace, smart thermostat, hot water tank, and electrical panel.

The exterior of the home features new doors with keyless entry, and has been completely repainted to add a fresh and modern look to the street. Also including a storage shed, patio



and a gazebo (with additional storage in the benches), allowing you to enjoy your private yard in style and comfort.

Situated for easy access to downtown and close to amenities and transit. It is a short ten minute bike ride to Glenmore Landing for shopping and entertainment, also one of the entrances to the Glenmore Reservoir. For dog families, it is under a five minute walk to one of the best hidden-gem off-leash dog parks in the city (Haysboro off-leash area). This property offers the ideal blend of comfort and convenience and must be seen to truly appreciate all it has to offer.

Built in 1961

Essential Information

MLS® #	A2133677
Price	\$705,000
Sold Price	\$731,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,266
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	92 Sinclair Crescent Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3W 2L9

Amenities

Parking Spaces	2
Parking	Attached Carport, Driveway

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Humidifier, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Gazebo, Front Yard, Lawn, Rectangular Lot
Roof	Flat Torch Membrane
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	June 2nd, 2024
Days on Market	11
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.