

Agents:

REAL PHANEUF

Status: **Active**
Occupancy: **Tenant**
Type: **MLS**
Lock Box: **Leni**
Apptmnt: **Realtor**

Royal LePage Foothills
Bus: 685-2413
www.calgaryconnection.com
mail: rphaneuf@rlfoothills.com

Rooms: **6**
Bedrooms: **3 + 2**
Bathrooms: **2**
Taxes: (09) **\$1680.04**
Possession: **Tenant Right**

Address: **2413 Pinewood Drive S.E.**

District: **Southview**
Number: **D732**
Plan **4135HV Blk 4 Lot 24**

Home Size: 1040 sq. ft. 96.6 sq. m	Floor Finish: Carpet, Lino Heat: 1 Forced Air Landscaped: Fully Fenced: Fully Basement: Fully-Finished Suited	Price: \$319,900 Dwnpmt: \$319,900 Mortgage: Treat as Clear Interest: Title
Age: 1960 Lot: R-1 Style: Bungalow Parking: Dble Detached Ext. Finish: Stucco & Vinyl		

Kitchen: (M) 13'3" x 10'6" Dining Room: (M) 8' x 10'6" Living Room: (M) 16' x 10'8" Master Bedroom: (M) 13'6" x 9'6" Bedroom: (M) 11' x 9'4" Bedroom: (M) 10' x 9'	Bedroom: (L) 7' x 12' Bedroom: (L) 10'6" x 9'4" Living Room: (L) 12'8" x 11'3" Dining Room: (L) 7' x 11'3" Bathrooms: 2 - 4 piece
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Included in Price: 2 Fridges, 2 Stoves, Vacuum System and Attachments, Washer, Dryer

Highlights & Special Features: *If location is what you are looking for then this home is the one for you. Located on a very quiet street, in the centre of the desirable and well-established neighbourhood of Southview the home sits on a large South-east facing lot. You are steps from Mountainview School, Southview Community Association and a short walk to Holy Cross, Ian Bazalgette and Valley View Schools; the Elementary and Junior high schools of the district. This home currently has the lower level suite rented at \$850.00 per month; and has previously generated income for the main level at \$1200.00 per month...the garage offers another rental option. This home is impressive at this price with three bedrooms on the main floor, two bedrooms on the lower level and two living & dining rooms one on the main floor and one on the lower level; and a floor-plan that is very desirable and creates a very nice flow. The newer deck can be accessed from the kitchen...the mechanics of the home have been upgraded with newer hot water tank and a high efficiency furnace. This home is located close to public transportation, shopping centres and major thoroughfares at your doorstep. For further information go to: www.calgaryconnection.com or contact Real Phaneuf at 249-4322.*