

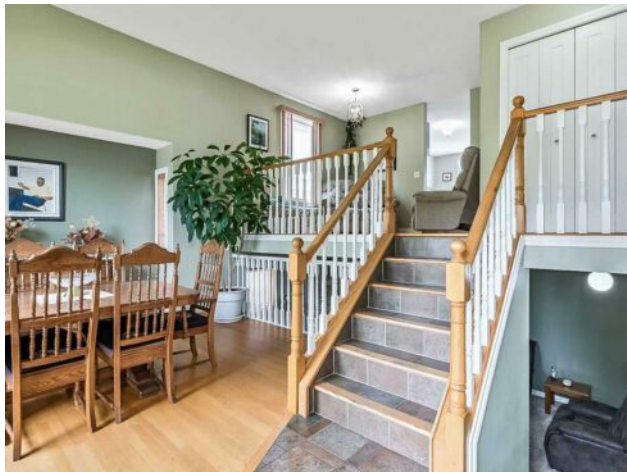


GRASSROOTS
REALTY GROUP

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141 Shawfield Way SW
Calgary, Alberta

MLS # A2225222



\$585,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,127 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Other, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Shelving in the backyard shed

First time to market! This Beautifully Maintained and Thoughtfully Upgraded 3-level split Home in the Sought-After Community of Shawnessy is a Rare find. With extensive upgrades, this 3-Bedroom, 1-Bathroom property offers Exceptional Value and Move-In-Ready Comfort for First-Time Buyers, Downsizers, or Investors alike. The main floor features a Bright and Open Living Space, complete with Oak Hardwood Flooring, perfect for both Relaxing and Entertaining. The kitchen has been Updated with Modern Finishes, Custom Porcelain Tiles, plenty of Cabinet Space, Large Pantry and a Functional Layout. With Three Spacious Bedrooms and a renovated full bathroom with stylish fixtures and waterproof luxury flooring. The lower level provides a versatile space with a Cozy Family Room and has AMPLE room for a home office and future development potential. Outside, enjoy a Generous backyard, ideal for Summer BBQs or your Dream Garden, RV Parking and Oversized Shed. The home's Upgrades and Renovations include: inside solid wood doors with high end hardware. Triple pane windows replaced 5 years ago with new blinds throughout. Roof, gutters and siding replaced in 2021 with a 40 year warranty on the roof. New carpet with upgraded underlay installed in 2021, PLUS Fresh Paint on the ceilings, bedrooms and bathroom. All of this is Located on a Quiet Street in a Mature neighborhood Known for its Family-Friendly Vibe, Nearby Schools, Shopping, Transit, and Easy Access to Major Routes. Whether you're looking to Get into the Market or Expand your Portfolio, this home Delivers on Location, Lifestyle, and Long-Term Value. Don't miss your chance to own in one of Calgary's most Established and Desirable Communities.

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