



GRASSROOTS
REALTY GROUP

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395 Shawcliffe Circle SW
Calgary, Alberta

MLS # A2236722



\$540,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	944 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Wet Bar		

Inclusions: none

"Exceptional Bi-Level Living in Shawnessy: A 5-Bedroom Gem at \$540,000!" Welcome to a home that perfectly blends style, comfort, and convenience in the heart of Shawnessy. This stunning 5-bedroom bi-level residence offers an incredible opportunity for families and investors alike, featuring an illegal suite with a separate entrance for added flexibility. Step inside to discover modern comforts, including a whole house water filter system and sleek stainless steel appliances that enhance the kitchen's appeal. The updated light fixtures add a touch of elegance to every room, while the main bath has just undergone a complete renovation, offering a fresh and contemporary feel. The exterior of the home has been freshly painted, and the charming rubber stone walkway leads to a backyard oasis equipped with a natural gas barbecue hookup, perfect for entertaining and relaxation. The heated, oversized 2-car garage, complete with a new door system and an additional parking pad, providing ample space and security for your vehicles and storage needs. Energy efficiency is a highlight, with new windows and doors on the main floor and basement ensuring comfort throughout the year. Located just steps from the LRT station, this home offers easy access to city amenities while being nestled in a vibrant, family-friendly community known for its beautiful landscaping and welcoming atmosphere. This bi-level beauty is more than just a house; it's a lifestyle upgrade at an unbeatable price. Don't miss the chance to call this exceptional property your home!