



GRASSROOTS
REALTY GROUP

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624 Shawinigan Drive SW
Calgary, Alberta

MLS # A2237790



\$499,999

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,846 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover this Shawnessy gem, a home brimming with potential for those ready to make it their own! Ideal for handymen, investors, contractors or anyone looking to infuse their personal style into a new residence, this detached home with an attached double garage offers an incredible opportunity at a fantastic price in Calgary. This spacious 4-level split features nearly 2000 sq ft of above-grade living space, complete with soaring vaulted ceilings. It boasts 4 bedrooms and 3 bathrooms, all set within an open-concept layout that floods the interior with natural light. Nestled on a corner lot, the home enjoys an East-facing backyard, perfect for enjoying the morning sun. Conveniently located near parks, schools, shopping centers, and the LRT, this property is waiting for your creative touch. With solid structural integrity, don't miss out on this chance to invest in the vibrant Calgary market!