



GRASSROOTS
REALTY GROUP

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141 Shawfield Way SW
Calgary, Alberta

MLS # A2243231



\$569,900

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, Ceramic Tile, Hardwood, 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: Shed

Welcome to unbeatable value in Shawnessy! This upgraded 3-bedroom, 3-level split offers the big-ticket peace of mind first-time buyers dream of. With newer shingles, windows, siding, and more—so you can skip the stress and focus on personalizing the space to truly make it your own. Step inside to a bright, open main floor with classic oak hardwood floors and a refreshed kitchen featuring custom porcelain tile, a large pantry, tons of storage, and a layout that just works. Upstairs, you'll find three generous bedrooms and a renovated full bath with modern fixtures and waterproof luxury flooring. The lower level adds serious bonus space—perfect for cozy movie nights, a home office, or future development. RV parking, oversized shed, and a private backyard ready for your dream garden, summer BBQs, or even a future garage. Major upgrades = major peace of mind * Triple-pane windows (5 years) + custom blinds * Roof, siding & gutters (2021) with 40-year roof warranty * New carpet & upgraded underlay (2021) * Solid interior wood doors + high-end hardware * Fresh paint on ceilings, bedrooms & bathroom. On a quiet street in one of Calgary's most established, family-friendly neighborhoods and just minutes from schools, shopping, transit, and major routes. This is your chance to get into the market with space to grow, a yard to love, and a lifestyle you'll be proud of. Stop compromising. Start living. Detached life starts here!