



**GRASSROOTS**  
REALTY GROUP

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**23 Shawcliffe Place SW**  
**Calgary, Alberta**

**MLS # A2243479**



**\$648,800**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Shawnessy  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 4 Level Split  |               |                   |
| <b>Size:</b>     | 1,097 sq.ft.   | <b>Age:</b>   | 1985 (40 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Garage Faces Front, Heated Garage                |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, No Smoking Home, Skylight(s), Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s) |                   |      |

**Inclusions:** Garage Controller (1), 2nd Fridge on 3rd level, Freezer on 4th level, TV arm mounts(2), Hot-Tub/Lid + chemicals, Shed, Garage electric heaters(2), Buffet in Dining Room

\*\*\*OPEN HOUSE Sunday 2-4pm\*\*\*Welcome to Shawnessy! This beautifully renovated home is located in a quiet cut-de-sac, backing green space! Fully finished, split level with 3 bedrooms + 2 full bathrooms and just over 2000sqft of living space. Thoughtfully remodeled with many upgrades any Buyer will appreciate. Bright open plan with vaulted ceilings, fresh updated paint, renovated bathrooms, flooring, cabinets, counters and SS appliances including an Induction stove! Large separate laundry room on 3rd level and loads of storage/workshop space on 4th level!! Cozy up in the Family room with fireplace or enjoy the lower Rec/Games room with popcorn station/bar area and the secret door!!! Outside offers a private back yard, garden shed, artificial turf - rated for those fur babies, hot-tub for the adults and the green space out back for the entire family! The double ATT garage is finished, insulated and has 2 electric heaters and to top it all off there is an updated high efficiency furnace, tankless hot water heater, Air Conditioning and water softener. Close to shopping, schools, parks, pathways and fabulous access to McLeod Trail + Stoney Trail! Not a thing is needed for you to move right in! Come take a peak!