



GRASSROOTS
REALTY GROUP

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16257 Shawbrooke Drive SW
Calgary, Alberta

MLS # A2246160



\$549,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,198 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Paved, Sin		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Combination	Utilities:	-
Features:	See Remarks		

Inclusions: None

Great location backing WEST. This ideally located 3 level split boasts 3 bedrooms and 2 - 4 pc bathrooms with plenty of room in the lower level to add another bedroom. 1439 sq ft of living space + an additional 623 sq ft of undeveloped area in the lower level. Garage door replaced in 2024 and new shingles replaced in 2021. NO POLY B(Completely replaced in 2025). New hardwood flooring on the upper floor and new carpet in the lower level. Brand new fridge, stove, dishwasher, countertops, taps, kitchen sink and more. Completely repainted in 2025. Just a short walk to Samuel W Shaw school(middle school), Father Doucet elementary School, playground, baseball diamond, out door rink. Close to the LRT, home depot, Walmart, Safeway, Sobeys, Coop, Superstore, Cardel Rec Center, and tons of restaurants and shopping options. Immediate possession. Included: Fridge, stove, dishwasher, washer, dryer, vacu-flo.