



GRASSROOTS
REALTY GROUP

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1008 Shawnee Drive SW
Calgary, Alberta

MLS # A2247245

Streetscape



Development



\$1,649,800

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,060 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.07 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Baseboard, Central, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	S-FUD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan		

Inclusions: N/A

****Massive Price Improvement! An Acreage within City Limits!**** Unlock the potential of this acreage in heart of the city, boasting over 3000 sqft and situated on a generous lot that backs directly onto the serene Fish Creek Park. This unique offering in Shawnee Estates emphasizes land value, with approved plans available for subdivision into five separate lots, making it an ideal investment for developers or those looking to build their dream homes in a picturesque setting. The property is bordered by lush green space, providing a tranquil and private atmosphere that enhances its appeal. While the existing residence features four bedrooms, 3.5 bathrooms, and an inviting open floor plan with vaulted ceilings and a wood-burning fireplace, the true value lies in the land and its potential for future development. Whether you choose to renovate the current home or capitalize on the subdivision opportunity, this property offers endless possibilities. With easy access to the C-train, McLeod Trail, and nearby shopping centers, this location combines the best of both nature and convenience. Seize this opportunity to invest in a one-of-a-kind property that offers both immediate enjoyment and long-term potential!