



GRASSROOTS
REALTY GROUP

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48 Shawcliffe Place SW
Calgary, Alberta

MLS # A2249230



\$675,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,146 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Many Trees, Pie Shaped Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: NA

Boasting a rare TRIPLE CAR GARAGE, This WALK OUT sits on an expansive lot at the end of a quiet cul-de-sac in the highly sought-after community of Shawnessy. With thoughtful updates throughout and exceptional curb appeal, this property offers the perfect blend of function and style. Enjoy an unbeatable location—just minutes from Fish Creek Park, schools, shopping, groceries, entertainment, and playgrounds—with quick, convenient access in and out of the community. Inside, you’ll find just over 2000 sqft of living space, three bedrooms, including a spacious master with a private three-piece ensuite. The kitchen has been newly updated with modern finishes, while newer windows, a fresh roof, and recent exterior paint add to the home’s curb appeal and peace of mind. The walk-out basement is perfect for entertaining or extended living, featuring a large recreation room, cozy living area, and an additional two-piece bathroom, Nu-Heat in floor heating system and plenty of potential for adding your personal touches. Step outside to the massive pie-shaped lot, where an unbelievable garden creates a private oasis. The front yard area for that perfect evening sun and just a great vibe. There are plenty of trees, shrubs and an ideal yard for a gardener at heart to add your own touch. And for those who love to tinker, store, or create—the heated triple-car garage with 220 power is an absolute dream. Whether you’re into cars, woodworking, or simply need serious storage, this space delivers and some. The oversized garage doors allow for endless possibilities and is also plumbed with water with drainage. This is more than a house—it’s a rare opportunity to own a home that blends comfort, functionality, and unmatched outdoor space in one of Calgary’s sought-after neighbourhoods.

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