



GRASSROOTS
REALTY GROUP

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103 Shawglen Way SW
Calgary, Alberta

MLS # A2249891



\$449,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bungalow		
Size:	950 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Standard Shaped Lot,		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	No Animal Home, See Remarks, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

A great opportunity to build some sweat equity with this well laid out bungalow in the southwest community of Shawnessy. This home is located on a quiet street only steps to parks and tennis/pickleball courts as well as being walking distance to the c-train. Inside, the main floor features a living room with wood burning fireplace, kitchen and dining area, three bedrooms and a spacious four piece bathroom. The basement has two large living areas, a laundry room, a fourth bedroom and a full three piece bathroom. The yard is fully fenced with a rear cedar deck and access to the oversized single detached garage. This home at this price will not last long.