



**GRASSROOTS**  
REALTY GROUP

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**318 Shawnessy Drive SW**  
**Calgary, Alberta**

**MLS # A2251661**



**\$730,000**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,925 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Garden, Gazebo, La		

<b>Heating:</b>	Fireplace Insert, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features		

**Inclusions:** gazebo

OPEN HOUSE SATURDAY AUG 30 FROM 10PM TO 1PM AND SUNDAY AUG 31 FROM 12PM TO 2PM. Welcome to this bright and versatile 4-level split in the heart of Shawnessy, featuring 4 bedrooms and 3 bathrooms. Perfectly situated on a desirable corner lot, this home offers a spacious northwest-facing backyard and the convenience of a double-attached garage. Offering nearly 2,000 sq. ft. of above-grade living space, this home is designed with both comfort and functionality in mind. The main level greets you with a spacious living and dining area filled with natural light, leading into a large kitchen with plenty of cabinetry and direct access to the backyard deck—perfect for summer barbecues and morning coffee. Just a few steps down, a cozy family room features a wood-burning fireplace creating the perfect gathering space for relaxing evenings. This level also includes a versatile flex room that can serve as a home office, den, or even a fourth bedroom, along with a convenient four-piece bath, laundry area, and access to the double garage. Upstairs, you’ll find three well-sized bedrooms, including the primary suite with a walk-in closet and private three-piece ensuite, as well as a family bathroom to serve the additional bedrooms. The lower basement level adds even more flexibility with a large open rec room and abundant storage options, making it ideal for a playroom, gym, or media area. Recent updates enhance the home’s appeal, including a new furnace, water softener, refreshed flooring, updated landscaping, updated fence, a few updated windows and the addition of a stone patio for outdoor enjoyment. Surrounded by schools, parks, playgrounds, shopping, restaurants, and the convenience of the nearby LRT, this Shawnessy property offers incredible value with space to grow and opportunities to make it your own.

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