



GRASSROOTS
REALTY GROUP

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10535 Shillington Crescent SW
Calgary, Alberta

MLS # A2252142



\$600,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,126 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum

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

Inclusions: Negotiable- Bedroom furniture, basement furniture, dining table, patio set, please connect with agent for more information

Welcome to this beautifully built 1965 bungalow in the desirable community of Southwood, Calgary SW. Offering over 2,000 sq. ft. of total living space, this 4-bedroom, 2.5-bath home combines comfort, character, and convenience. Situated on a mature lot with sunny south exposure, it's just steps from parks, shopping, transit, and the nearby LRT station—perfect for families and commuters alike. The landscaped yard is ideal for summer evenings, while the double detached garage provides plenty of parking and storage. Major updates include central A/C and furnace (2015), hot water tank (2022), new roof (2018), and garage roof (2020)—giving you peace of mind for years to come. Don't miss this Southwood gem—book a showing through your favourite REALTOR® today!