



GRASSROOTS
REALTY GROUP

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33 Shawnee View SW
Calgary, Alberta

MLS # A2255483



\$679,900

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,060 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Enclosed, Front Drive		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home		

Inclusions: None

Excellent opportunity to get into Shawnee Estates, a truly estate home community. 2,060 sq. ft. two storey with most of the heavy lifting done. Newer high-efficiency furnace and A/C, new hot water tank, new roof being installed in the next 30 days, all upper-floor windows being replaced, wall-to-wall hardwood floors, painted kitchen and millwork, vaulted ceilings, cul-de-sac location with sun-drenched south rear yard, unspoiled basement waiting for your future plans. Walk to Fish Creek Park and the LRT in minutes, close to schools, churches, shopping, and the ring road. Don't miss out on this opportunity to build equity in this great family home.