



GRASSROOTS
REALTY GROUP

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47 Shawglen Place SW
Calgary, Alberta

MLS # A2261761



\$500,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,104 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Separate Entrance		

Inclusions: N/A

Welcome to this very well-priced 2-storey detached home in the heart of Shawnessy! Offering over 1500 sq. ft. of living space with 3 bedrooms and 2 bathrooms, this property is a fantastic option for first-time buyers or savvy investors. Inside, you'll find a functional layout with a large kitchen area and a good-sized living room with triple pane windows perfect for relaxing and enjoying time with your family and friends. Outside, enjoy a new deck perfect for hosting and summer evenings and a double detached garage for added convenience. The roof of the house is in great condition, giving you peace of mind for years to come. Located on a quiet cul-de-sac across from a park, this home is just a 5-minute walk to the Somerset train station and steps from shopping centers, schools, and all amenities. Whether you're looking for a family-friendly home or an income property with strong rental potential, this one is priced to sell and ready for new owners! Contact your favorite REALTOR® today!