



GRASSROOTS
REALTY GROUP

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16227 Shawfield Drive SW
Calgary, Alberta

MLS # A2263436



\$550,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Murphy bed, Shed

FACING GREEN SPACE | VAULTED CEILINGS | DOUBLE ATTACHED GARAGE | You'll love this well maintained home tucked away on a quiet, tree-lined street in family-friendly Shawnessy. Facing a peaceful green space and filled with natural light, this home perfectly blends comfort, character, and convenience—with major updates already done, including a NEWER ROOF, NEWER WINDOWS, NEWER HOT-WATER TANK & WATER SOFTENER, AND ALL POLY-B PLUMBING REPLACED. Step inside to discover a bright, open-concept living area with vaulted ceilings, HARDWOOD FLOORS, painted-brick WOOD BURNING FIREPLACE and large front windows that flood the space with natural light. You'll enjoy the SPACIOUS DINING AREA designed for comfortable family meals and effortless entertaining. The kitchen features STAINLESS-STEEL APPLIANCES, tons of counter space, WHITE CABINETRY, and room for a casual dining table. Down the hall, you'll find a PRIMARY SUITE with a 3-PIECE ENSUITE and private patio doors leading to a COVERED DECK—a peaceful retreat for morning coffee or evening relaxation. 2 additional bedrooms perfect for family, guests or office space. 4-PC main bathroom. The unfinished lower level offers endless potential—create a gym, games area, or future suite to fit your lifestyle. Enjoy a DOUBLE-ATTACHED GARAGE. Outside, you'll love the private, fenced backyard with mature trees and a covered deck, perfect for outdoor living. Minutes to neighbourhood schools like SAMUAL W. SHAW (Grades 5-9), all the shops and restaurants at SHAWNESSY VILLAGE SHOPPING, 4 min drive to SHAWNESSY LRT, and an easy bike ride to FISH CREEK PARK. This location offers the ideal balance of tranquility and convenience. If you've been searching for a bright,

move-in-ready bungalow with outdoor space and future potential, this Shawnessy gem is just waiting for you.