



**GRASSROOTS**  
REALTY GROUP

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**33 Shawnee View SW**  
**Calgary, Alberta**

**MLS # A2263464**



**\$649,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home		
<b>Inclusions:</b>	None		

Excellent value 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, all upper-floor windows being replaced, wall-to-wall hardwood floors, painted kitchen and millwork, vaulted ceilings, cul-de-sac location with a sun-drenched south rear yard, and an 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. This home is superb value to get into this upscale community.