



GRASSROOTS
REALTY GROUP

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**16 Shawmeadows Crescent SW
Calgary, Alberta**

MLS # A2267132



\$528,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,263 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, Open Floorplan		

Inclusions: N/A

Location! Location! A beautiful house on a quiet, safe street in Shawnessy. Steps away from LRT but without traffic and noising parking lots. Shopping and schools are close by as well. There is a lovely park just down the street. South facing living and dining room with 3 big windows. It is great for family living and easy to maintain. Enjoy your morning coffee by the bay window. Upstair features a decent size master bedroom and other two good size bedrooms, 4ps bathroom. A spacious family room on the lower level. Newer furnace and hot water tank(2022). It is in a very quiet neighbourhood with great access to shopping, transit and choice restaurants. This is a rare find in an unbeatable location. Quick possession is available.