



GRASSROOTS
REALTY GROUP

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115 Shawglen Way SW
Calgary, Alberta

MLS # A2268981



\$550,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,012 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot		

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

Inclusions: N/A

Charming Split-Level Home located within 2 blocks from the park in Shawnessy.

Nestled in one of Shawnessy's most coveted family-friendly neighbourhoods is this charming three-level split home. Boasting over 1,500 square feet of developed living space, the residence features a bright, open-concept floor plan. The spacious living room, illuminated by large windows that flood the space with natural light, is the perfect place to unwind or entertain guests. The upper floor features a dining area with a walk-out door to a side balcony, a functional kitchen, a huge master bedroom with dual windows, a second bedroom, and a full bathroom. The lower level offers a large, open, and bright family room, complete with a built-in bookcase and a cozy wood-burning fireplace. A generously sized third bedroom and another full bathroom complete the developed basement area. Outside, the oversized double-detached garage (23' x 21') features a high ceiling, making it a dream workshop or mechanical room for the avid handyman. Upgrading list of this home includes: furnace, hot water tank & carpet (2 years old); fridge, stove, dishwasher (within 5 years old); Shingles on roof of house & garage (7 years old); siding on house & garage (3 years old). The interior of the home is recently painted. Shawnessy is a sought-after, established community known for its convenient location. Enjoy close proximity to all levels of schools, shopping centres, grocery stores, parks, and playgrounds. Public transportation is within 1 km, and major arterial roads provide easy access to the rest of the city.