



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

278 Shawnessy Drive SW
Calgary, Alberta

MLS # A2271710



\$449,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,000 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Storage		

Inclusions: None

Welcome to this 4-level split gem nestled in the sought-after south Calgary community of Shawnessy. This 3-bedroom, 2 full bathroom home offers incredible potential and value, sitting on a MASSIVE 5,000+ sq. ft. lot. The SOUTH & FACING backyard is FULLY FENCED and could easily accommodate a future garage. Inside, the home is sunny, spacious, and functional, featuring HARDWOOD FLOORS, an open floor plan, and tons of natural light. Recent updates include a newer FURNACE, HOT WATER TANK, WASHER/DRYER and AIR CONDITIONING. Located within walking distance to the community centre (The Shawnessy Barn), schools, parks, shopping, and the Shawnessy LRT station. While the home needs some TLC, it's priced accordingly and is perfect for renovators, investors, or families ready to build equity and make it their own. This is your chance to get into a well-established neighborhood with huge upside potential. Priced to sell, this home won't last long & book a showing today! This home has been digitally decluttered.