

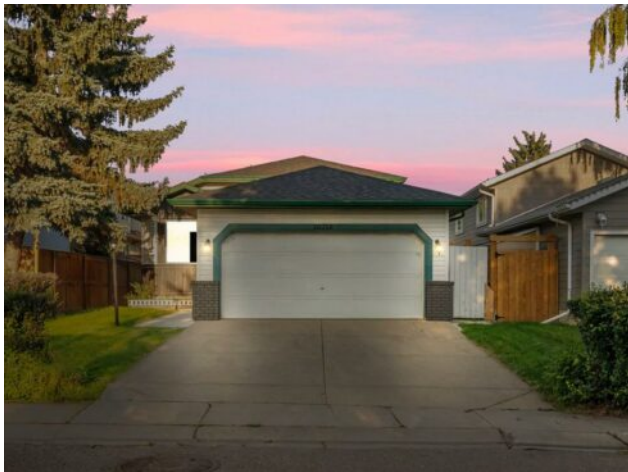


GRASSROOTS
REALTY GROUP

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16218 Shawbrooke Road SW
Calgary, Alberta

MLS # A2272012



\$575,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,094 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: none

Stunning four-level split in the highly sought-after SW community of Shawnessy, featuring a double attached garage and an unbeatable location close to shopping, schools, LRT. This beautifully updated home showcases brand new stainless steel appliances, quartz countertops, and renovated kitchen and bathroom cabinets. The bright, vaulted-ceiling living room is enhanced with new vinyl flooring, while the upper level offers three generously sized bedrooms with brand new carpet, including a primary suite with walk-in closet. The spacious kitchen provides ample cabinetry, a full appliance package, a formal dining area, and a cozy breakfast nook. The lower level impresses with a massive rec room—perfect for entertaining—and an additional bedroom with a window. The fully developed basement offers a versatile space ideal for a fifth bedroom, home office, or den. Outside, enjoy the fully fenced and landscaped backyard—perfect for family living or relaxing outdoors.