



GRASSROOTS
REALTY GROUP

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16280 5 Street SW
Calgary, Alberta

MLS # A2278743



\$450,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,422 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Welcome to the most affordable detached home currently available in Shawnessy — and one of the best values in all of Southwest Calgary. This well-laid-out 3-bedroom, 2-bath, 1,422 sq. ft. two-storey offers incredible value for buyers looking to break into a sought-after SW community. The home features a functional floor plan, spacious bedrooms, and the added bonus of a detached garage. Located on a quiet street close to schools, transit, shopping, parks, and major roadways, this property is ideal for first-time buyers, a fixer-upper for investors, or anyone looking for a detached home at an entry-level price point. Opportunities like this in Shawnessy don't come up often — don't miss it.