



**266 Shawnessy Drive SW  
Calgary, Alberta**

**MLS # A2287357**

**\$499,900**



<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,794 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Central, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** n/a

This is a civil enforcement sale. No representations are made by the seller or the listing agent. The property does need quite a bit of cosmetic updating. Originally, this was a 3-bedroom home. One of the bedrooms on the upper level was converted to a large bathroom. In a great community.