



GRASSROOTS
REALTY GROUP

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132 Shawcliffe Circle SW
Calgary, Alberta

MLS # A2288254



\$599,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	938 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: water filter

OPEN HOUSESATURDAY, FEBRUARY 28TH - 12-2 PM***Welcome to this fully renovated 3 bedroom (2 up/1 down), 2 bathroom, 4-level split home, perfectly located diagonally across the street from a beautiful little park (with children's playground) in a mature, quiet neighborhood within walking distance to LRT, transit, schools, parks, playgrounds, and shopping. An unbeatable location offering exceptional value and convenience! This beautiful property has been extensively renovated using high-quality materials, including new windows (2016), high efficiency furnace (2015), hot water tank (2015), and roof (house and garage), shingles (2023). The thoughtfully redesigned main level features a bright, spacious dining room open to the kitchen, creating a modern and inviting open-concept feel. The stunning chef-inspired kitchen offers QUARTZ countertops, MARBLE backsplash, premium BOSCH stainless steel appliances, and a built-in water filtration system. The kitchen also has patio doors leading to a spacious deck — perfect for entertaining and everyday family living. The home offers two generous bedrooms and a full bathroom on the upper level; a living room with a gas fireplace, the 3rd bedroom and a 3PC bathroom on the lower level and the basement offers a HUGE REC ROOM with electric fireplace, storage room and laundry area, providing versatile spaces for relaxation, work, or play. Step outside to enjoy the sunny west-facing backyard, professionally landscaped with a beautiful outdoor living space, a large deck, double detached oversized garage, and fenced RV PARKING (with a gate), backing onto a paved lane. The DOUBLE, OVERSIZED, DETACHED GARAGE IS A MECHANICS DREAM WITH A HIGH DOOR & HIGH CEILING! This property truly is a hidden gem, combining style, functionality, location, and outstanding value — a rare

opportunity in today's market. Book your private showing today!