



**16196 Shawbrooke Road SW
Calgary, Alberta**

MLS # A2290733



\$379,900

Division:	Shawnessy		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,202 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 378
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions: N/A

Welcome to this charming west-facing townhome that offers comfort, style, and everyday convenience. Freshly painted throughout most of the home, the interior feels bright, clean, and move-in ready. The updated kitchen is both functional and stylish, featuring sleek quartz countertops and newer appliances, making it a great space for cooking and entertaining. The home also boasts a fully renovated main bathroom, thoughtfully designed with modern finishes. With 3 spacious bedrooms and 1.5 bathrooms, there's plenty of room for families, guests, or a home office. Natural light fills the home thanks to the desirable west-facing exposure, creating warm and inviting living spaces. Enjoy a fully fenced backyard that offers a private outdoor retreat. The lawn provides space for relaxing, pets, or a small garden, with room to add patio seating or a BBQ, perfect for enjoying warm days and quiet evenings outside. Outside, you'll appreciate the convenience of an assigned parking stall, along with ample street parking for visitors. This well-maintained townhome combines tasteful updates with practical living—an excellent opportunity for first-time buyers, families, or investors alike. Call your favourite realtor today and take a look!