



**16272 5 Street SW**  
**Calgary, Alberta**

**MLS # A2290834**



**\$549,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Shawnessy   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 4 Level Split   |               |                   |
| <b>Size:</b>     | 1,075 sq.ft.  | <b>Age:</b>   | 1987 (39 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached  |               |                   |
| <b>Lot Size:</b> | 0.09 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Paved, Rectan |               |                   |

|                    |                          |                   |      |
|--------------------|--------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home, Storage |                   |      |

**Inclusions:** na

This beautifully maintained home features 4 BEDROOMS, 3 BATHS, AC SYSTEM and DOUBLE DETACHED GARAGE. Located on a quiet street, just steps to schools, park space, and the community walking/bike riding path. The upper level has a 3 spacious bedrooms including the master with 2 pce ensuite. The bright main level has living room, kitchen and eating area. Just a few steps down is the cozy family room and bathroom. The partially developed lower level has a bedroom, laundry area and storage. Updates include a newer roof & hot water tank. You will love the huge and fenced backyard area, double detached garage, and the quick access to all the amenities the area has to offer. Beautifully maintained, needs some updating but there's a lot of potential and in a wonderful location. This may be the house you have been waiting for! CALL NOW TO VIEW !!!