



117 Shawfield Way SW
Calgary, Alberta

MLS # A2291275



\$524,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,157 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Gazebo, Lawn, Level, Rectangul		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Gazebo on back deck and canvas cover. Fireplace in basement: As-is.

A warm and welcoming nearly 1,200 sq. ft. bilevel in the heart of amenity-rich Shawnessy, this 5-bedroom home blends comfort, updates, and everyday convenience. With 3 bedrooms on the main level—including a cheerful primary suite with its own 2-piece ensuite—the layout feels both practical and inviting for families of all sizes. Approximately six years ago, the main floor saw a thoughtful refresh with a new kitchen, updated carpet, and a beautifully renovated main bathroom, giving the home a clean, modern feel. The owners have also stayed ahead of the major items that matter most: all poly-B plumbing has been removed, the windows were replaced roughly 15 years ago, a roof was installed within the past decade, and the furnace was replaced in 2023. The washer, dryer, and fridge were replaced just three years ago, and the main level received fresh paint within the last two years. The lower level adds two additional bedrooms and a spacious family area—perfect for movie nights, guests, teens, or a dedicated work-from-home setup. Outside, the rebuilt back deck, now featuring a second tier and new stairs offers a great spot to relax or entertain. Set in one of Calgary’s most convenient communities, this home is surrounded by schools, parks, shops, restaurants, and everyday services, all just minutes away. Quick access to Stoney Trail makes commuting or exploring the city effortless. With all the major updates already taken care of, this is a home you can move into with confidence and personalize at your own pace. It’s friendly, well cared for, and ready for its next chapter.