



**5 Shawglen Court SW  
Calgary, Alberta**

**MLS # A2303815**



**\$575,000**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Chandelier, Storage, Wood Counters		

**Inclusions:** N/A

This freshly renovated home is fully finished, backs onto green space, has a massive yard, is located on a super quiet street, and is within walking distance to pretty much everything you will ever need. Interior upgrades include refinished kitchen cabinetry, new countertops, new appliances, new light fixtures, new flooring, a new furnace (2022), a new roof (2021), a substantially renovated upper-level bathroom, and so much more. The main floor features soaring ceilings, a very nice open floor plan, and spacious rooms throughout. The lower level is bright, with large windows letting in plenty of natural light. Be sure to check out the massive storage area underneath the main floor living room, you will never be short on storage space here. This lot is extraordinarily deep, measuring almost 130 feet deep and nearly 40 feet wide. Let's talk location: you can walk out your back gate onto the green space and be at the train station, Superstore, the movie theatre, or your favourite restaurant within minutes, yet still be tucked away on a beautiful, quiet street just steps from the local park. With Cardel Centre, the YMCA, Home Depot, Canadian Tire, Walmart, plenty of schools, and excellent transit all just a couple of blocks away, you may not even need a car anymore. Book a private showing at your convenience before this one gets snapped up!