



**GRASSROOTS**  
REALTY GROUP

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**84 Shawmeadows Crescent SW**  
**Calgary, Alberta**

**MLS # A2208285**



**\$499,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,016 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Irregular Lot, Landscaped		

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

**Inclusions:** Storage Shed

Great Potential in a Prime Location! This well-located Bungalow is the perfect blend of comfort and potential, making it ideal for family living. It has a well-designed floor plan with 3 bedrooms on the main floor, a large Living Room, formal Dining area next to the Kitchen and the added convenience of a main floor laundry. The fully developed basement is a bonus, featuring a massive family room, kitchenette, a large bedroom, laundry hookup, and plenty of storage space &ndash; making it perfect for a growing family or long stay guests. The private backyard is landscaped, fully fenced, has a concrete parking pad and large storage shed. The location is amazing &ndash; just down the street from a playground, and a quick walk to the Shawnessy C-Train Station for easy access throughout the city. Close to major shopping, trendy restaurants, movie theatre, schools, "The Barn" Community Centre with tennis courts and so much more! While the home is being sold "as is," updates including paint and flooring will easily make this home shine. Don&rsquo;t miss out on this incredible opportunity to make this home your own!