



**53 Shawfield Road SW
Calgary, Alberta**

MLS # A2301312



\$599,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,542 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions: none

Welcome to this beautifully maintained two-story home situated in the heart of the established community of Shawnessy. As you step inside, you are greeted by a functional and inviting layout that seamlessly connects the main living spaces. The updated kitchen serves as a central hub, boasting newer stainless steel appliances, modern cabinetry, and durable cork flooring that adds both comfort and style. Adjacent to the kitchen is a bright breakfast nook for casual meals, while the spacious formal dining room features elegant French doors, making it an ideal spot for hosting dinner parties. The living room provides a cozy retreat, anchored by a traditional wood-burning fireplace with a classic brick surround that adds warmth and character to the home. The upper level is designed with family living in mind, offering three well-appointed bedrooms. The primary suite serves as a private oasis, complete with its own three-piece ensuite bathroom. An additional four-piece bathroom services the other two bedrooms, ensuring plenty of space for everyone. Practicality meets convenience on the main floor, which includes a 2-piece powder room combined with a laundry area. Notable upgrades throughout the property provide peace of mind and energy efficiency, including a high-efficiency furnace, a newer hot water tank, and all new windows throughout the main and upper floors. The home is also equipped with a Vac-u-Flo system for easy maintenance and a double attached garage for secure parking and storage. The outdoor living space is equally impressive, featuring a sunny southwest-facing backyard that captures natural light throughout the day. You can enjoy quiet afternoons on the large deck, surrounded by the privacy of mature trees and a neatly landscaped yard with back lane access. This property perfectly balances modern updates with timeless charm in a location close to

schools, shopping, and transit.