



GRASSROOTS
REALTY GROUP

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120 Shawnessy Drive SW
Calgary, Alberta

MLS # A2315502



\$649,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,745 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Lawn, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, High Ceilings, Soaking Tub, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully maintained, 1,746.46 square foot family home, hitting the market for the very first time! Showing true pride of ownership throughout, this property offers an exceptional combination of space, updates, and a great location in the amenity-rich community of Shawnessy. The thoughtful layout features 4 spacious bedrooms and 3 bathrooms, offering plenty of room and storage for a growing family. The oversized garage is a standout feature, providing massive amounts of room for vehicle parking plus a ton of extra storage space for tools, gear, and seasonal items. The outdoor space has been beautifully landscaped to maximize enjoyment, featuring a brand new, maintenance-free composite deck. A gorgeous interlocking brick walkway winds through the property, adding a touch of elegance. Situated in the heart of Shawnessy, you are just minutes away from schools, parks, the pathways of Fish Creek Provincial Park, shopping centre's, restaurants, and the LRT station for an easy commute. Don't miss your chance to be only the second owner of this exceptional property. Schedule your private showing today!