



GRASSROOTS
REALTY GROUP

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5 Shawglen Court SW
Calgary, Alberta

MLS # A2333887

\$518,000

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

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, See Remarks		

Inclusions: All Light fixtures, TV mounts, Shed, all existing closet organizers/shelving, existing refrigerator located in the basement, and existing exterior solar-powered security cameras

Welcome to 5 Shawglen Court SW, a beautifully renovated 3 bedroom, 2 bathroom home tucked away on a quiet cul de sac in the heart of Shawnessy. With approximately 980 sq. ft. above grade plus another 900 sq. ft. in the finished basement, this home offers nearly 1,900 sq. ft. of total living space. The finished lower level provides plenty of additional room for a family room, home office, gym or kids' area. Storage is no issue either, with a large crawl space located beneath the living room providing plenty of extra room to keep seasonal items, bins and everything else neatly tucked away. The backyard backs onto green space and walking paths, offering a more open and private setting with direct access right from your yard. Major updates include the roof in 2021 and furnace in 2022, along with extensive renovations throughout the home. Located close to schools, shopping, restaurants, parks, transit and the CTrain, this move in ready home offers a great combination of space, storage, updates and location in an established community.