



GRASSROOTS
REALTY GROUP

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127 Shawinigan Drive SW
Calgary, Alberta

MLS # A2339387



\$534,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,163 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All appliances in "as is where is"

Exceptional Shawnessy family home looking for a handy person's creative touch. This air conditioned Bilevel home offers upgraded triple pane windows on all main floor windows, bamboo hardwood flooring throughout the upper main floor (fyi - there are 15 more boxes of this bamboo hardwood flooring in the basement to be used in other areas of the home) 220 connection in the front attached double garage with roughed-in gas line for a future heater, 3 bedrooms on the main plus a 3 piece ensuite and 4 pce bath, large dining area and living room areas with vaulted ceiling. Developed basement with large rec room area with brick-faced wood burning fireplace with gas lighter, a 2 pce bathroom and loads of storage in the basement. Programmable Gemstone soffit lighting eliminates having to hang exterior holiday lights and offers year round use (Buyer will need to subscribe to a programmable app) Public transportation steps away, short walk to community schools, parks, playground, outdoor ice rink, path system, an expansive green space and plenty of shopping nearby. The unique and historic community centre (The Barn) is yet a fabulous amenity to this family community.