



GRASSROOTS
REALTY GROUP

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100 Shawbrooke Circle SW
Calgary, Alberta

MLS # A2340497



\$529,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,163 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: None

Exceptional Value in Shawnessy: Well Maintained Bi-Level with Walkout Basement. Nestled on a quiet street in the highly sought-after community of Shawnessy, this beautifully maintained bi-level home perfectly balances tranquility and modern convenience. Offering over 2,280 square feet of fully developed living space, this residence features five spacious bedrooms, a dedicated den, and a fully finished walkout basement. The bright main level boasts an inviting living room, an efficient kitchen complete with a breakfast bar, a dedicated dining area, three generous bedrooms, and a full 4-piece bathroom. The lower level benefits from large windows that flood the space with natural light. Complete with a separate entrance, this level includes two additional bedrooms, a versatile den, and a second 4-piece bath—offering excellent layout flexibility. Situated on an expansive, pie-shaped lot, the outdoor space serves as a private retreat featuring a spacious brand-new deck and patio ideal for gardening and outdoor entertaining. Significant upgrades provide peace of mind, including fresh interior paint, newer windows, newer roof, a newer hot water tank, and updated flooring. Strategically located, this home is within walking distance of local elementary and middle schools. Residents will enjoy effortless commuting with quick access to Stoney Trail and the CTrain station, while being just minutes away from Costco and major shopping centers. This is a remarkable opportunity for families and investors alike. Contact today to schedule your private viewing.