



GRASSROOTS
REALTY GROUP

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139 Shawnessy Drive SW
Calgary, Alberta

MLS # A2342206



\$639,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,856 sq.ft.	Age:	1986 (40 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Vaulted Ceiling(s)		

Inclusions: n/a

Welcome to a home designed for real family life, with the space and flexibility to grow, gather and create a lifestyle that works for you. Set in the established community of Shawnessy, this distinctive 5-bedroom home offers an exceptionally versatile layout with multiple living areas and plenty of room for today's busy household, extended family or multigenerational living. Inside, the generous floor plan provides wonderful separation of space while still offering places for everyone to come together. Five bedrooms, multiple bathrooms and additional areas that can adapt as a den, family room, playroom, hobby space or private retreat give you options that are increasingly difficult to find. The primary bedroom adds its own sense of privacy with an ensuite and balcony, while the developed lower-level space provides even more possibilities for recreation, family accommodation, hobbies or simply giving everyone a little more room. Outside, mature landscaping and established trees create an inviting setting, with a fully fenced backyard and space to relax, entertain and enjoy Calgary's warmer months. One of the greatest advantages here is the location. Shawnessy is an established southwest community where so much of everyday life is close at hand. Schools, parks, playgrounds, pathways and recreation are nearby, along with an extensive selection of shopping, groceries, restaurants and everyday services. The Shawnessy commercial district, YMCA, library and public transit are all within easy reach, while nearby LRT access makes getting around the city that much more convenient. This is the kind of neighbourhood where you can head out for a walk, take the kids to the park, meet friends, pick up groceries or take care of everyday errands without travelling far from home. What makes this property especially appealing is not simply its size—it is the

flexibility of how that space can be used. Whether you need bedrooms for a growing family, room for extended family, dedicated work or hobby areas, play spaces for children or teenagers, or simply more room for everyone to enjoy their own space, this home gives you choices. A well-cared-for home, a mature lot, substantial living space and the convenience of an established Shawnessy location come together to create an opportunity for the next owners to make it their own and enjoy for years to come.