



GRASSROOTS
REALTY GROUP

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235 Shawcliffe Circle SW
Calgary, Alberta

MLS # A2347155

\$580,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,156 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Standard, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, See Remarks, Separate Entrance, Vinyl Windows		

Inclusions: WINDOW COVERINGS

Nestled on a tranquil street in Shawnessy, this home offers an inviting experience. From the moment you step inside you'll be captivated by the spacious living room, with big windows. Dining room to follow has plenty of space for a big table, comfortable to sit for all family to get together. Kitchen has all Soft-Close drawers, ceramic top Electric stove, Dishwasher with a glass front, fridge and walnut color kitchen cabinets. And still more room to put a table for every day casual meal. The next level up has 4pc bathroom and three good size bedrooms. Master bedroom has 3pc Ensuite and beautiful feature wall. Level down Family room welcomes you with a cozy wood -burning fire place, excellent place to relax in a cold winter. With a brick mantel and built-in wood shell's for all your family photo's. There is another 3pc bathroom with a laundry on this level and big size 4th bedroom. Thanks to big windows there is plenty of day light. With a separate entrance this home can be easily rented and help you with your expenses. The finished 3d level extends the living space for kids to play or set up as a rec room. There is also a storage room. Recent upgrades boost the home's appeal : home was painted outside - summer 2026, new grass (back and front yard) - summer 2026, new landscape - summer 2026, new water tank - 2022, roof -2016, all plastic windows washed August 2026. Walking distance to playground. Nearby Amenities : Shannon Park, Millrise Park, Crocker park, Grocery stores, restaurants, LRT (Shawnessy Station 3min), Busses. Nearest elementary school :Janet Johnstone School (1 min drive)Nearest Junior High School : Samuel W.Shaw School (2 min drive) Nearest High School Centennial High School (7 min drive). This home is waiting for you to give your family unforgettable memories. Please call today to view. Thank you.

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