



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10647 Shillington Crescent SW
Calgary, Alberta

MLS # A2349397



\$634,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,081 sq.ft.	Age:	1966 (60 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, See Remarks, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Fridge, Dish Washer, Range, Range Hood, Washer and Dryer (Basement)

Located in the highly desirable community of Southwood, this meticulously updated property offers an outstanding opportunity for growing families, multi-generational living, downsizers, or savvy investors. Boasting a highly functional layout, the property features a fully permitted legal secondary suite, providing incredible rental potential or the perfect space for extended family. A spacious and welcoming foyer leads to the bright main level, which offers a generous living room, a dedicated dining area, and an upgraded open-concept kitchen equipped with stainless steel appliances. This level is completed by three well-proportioned bedrooms, a modernized 4-piece bathroom, and convenient main-floor laundry. The fully finished lower-level legal suite features its own separate living space, including a large family room, two additional bedrooms, a second 4-piece bathroom, dedicated laundry, and ample storage. This configuration offers the ultimate flexibility to "live up and rent down," or comfortably accommodate adult children or senior parents. Situated on a mature lot, the property includes a large backyard and a detached double garage. The prime location provides exceptional convenience, situated just a 7-to-8-minute walk from the LRT station, within walking distance of two daycares and a junior high school, and minutes from local amenities. Combining prime location, modern updates, and proven revenue potential, this property is a rare find, plus the roof is seven year old and the high-efficient furnace was recently replaced.