



GRASSROOTS
REALTY GROUP

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16279 5 Street SW
Calgary, Alberta

MLS # A2349423

\$515,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,405 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, No Animal Home, Storage, Walk-In Closet(s)		

Inclusions: Basement desks, Basement shelves, Basement cupboards, Playhouse/Swing set, Shed, Basement couches negotiable.

Welcome to 16279 5 Street SW, a well cared for family home offering a thoughtful layout, a generous backyard, and a location surrounded by the everyday conveniences that make Shawnessy easy to call home. Step inside to a bright front living room, where a large bay window brings in plenty of natural light and creates an inviting first impression. Toward the back of the home, the family room offers a more relaxed place to gather, anchored by a stone fireplace and connected to the kitchen and breakfast nook. Sliding glass doors open directly onto the rear deck, making the backyard a natural extension of the main floor and creating an easy setup for summer evenings, barbecues, and time outside. The kitchen offers ample workspace and storage, while the adjoining breakfast nook provides a comfortable spot for casual meals overlooking the yard. A convenient half bath completes the main level. Upstairs, all three bedrooms are together, along with a full bathroom, creating a practical layout for families. The lower level adds another dimension to the home and is currently arranged as a rec room and office space, with the desks included. Whether used for working from home, movie nights, hobbies, or a play area, it gives you valuable additional space without taking away from the main living areas. A Delta subfloor has also been installed for added insulation. Outside is where this property offers even more possibility. The long, fully fenced backyard has room to spread out, with a deck, storage shed, and a playhouse with a swing set already in place. The yard is also roughed in for a hot tub and equipped with a natural gas line for the BBQ as well as an RV gate, creating a great setup for summer evenings and entertaining. Mature trees and established landscaping add privacy and character to the outdoor space. For added peace of mind, the home has no Poly B

plumbing, the hot water tank was replaced in 2018, and the roof was replaced in 2013. Beyond the property, an extensive network of walking paths connects you to nearby parks, playgrounds, train stations, bus stops, and shopping, making it easy to get outside without having to get in the car. With three bedrooms upstairs, distinct living and family rooms, a finished lower level, and a backyard designed for both kids and adults, 16279 5 Street SW offers the kind of practical, comfortable living that can adapt with you for years to come.