

123 Shawglen Road SW
Calgary, Alberta**MLS # A2221655****\$499,900**

Division:	Shawnessy		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	865 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Crawl Space, Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

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

Inclusions: none

Welcome to your future home nestled in the heart of Shawnessy – one of Calgary's most sought-after and well-established communities. This beautifully maintained 3-bedroom, 2-bathroom property is perfect for families, first-time buyers, or anyone looking to enjoy the best of suburban living with urban convenience. From the moment you step inside, you'll be greeted with a warm, inviting atmosphere that instantly makes you feel at home. Freshly painted throughout, this house exudes cleanliness, style, and move-in readiness, offering a turnkey experience with a blend of modern updates and timeless design. The main living space is open, bright, and versatile, ideal for relaxing with family or entertaining guests. Large windows flood the home with natural light and giving each room a vibrant yet peaceful energy. The kitchen is well-appointed with ample cabinetry, generous counter space, and room for a dining table. The home features three generously sized bedrooms, each offering ample closet space, natural light, and plush flooring for extra comfort. Whether you're accommodating a growing family, creating a guest room, or setting up a home office, these bedrooms offer the space and flexibility you need. LOCATION, LOCATION, LOCATION, What truly sets this home apart is its unbeatable location. Situated in the family-friendly and mature neighborhood of Shawnessy, this property places you within walking distance of everything you could possibly need. Shopping: Just minutes away from Shawnessy Village Shopping Centre, you'll find all your essentials – from grocery stores and pharmacies to boutique shops and big-name retailers. Dining: Enjoy a wide array of restaurants and cafes within walking distance, whether you're in the mood for a quick coffee, a casual bite, or a special dinner out. Schools & Parks: The area is rich in green

spaces and offers access to several reputable schools and playgrounds, making it a great place to raise children or enjoy an active lifestyle. Transit & Commuting: With close proximity to the Shawnessy LRT station and major roadways like Macleod Trail and Stoney Trail, commuting downtown or across Calgary is simple and efficient. Recreation: Nearby amenities include the movie theatres, fitness centers, public libraries and many more – all just a stone's throw from your doorstep. Don't miss out on this great opportunity. Book Your Showing Today.