

**15 Shawinigan Rise SW**  
**Calgary, Alberta**

**MLS # A2274256**



**\$549,000**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	984 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Storage Shed

This beautiful home is located in a quiet, established community with excellent access to amenities, schools, and shopping. The main floor has two (2) bedroom and a full bath, big kitchen and a living room while the fully finished basement offers 2 good size bedroom and a full bath plus a huge recreation room. The main level and the basement showcases newer vinyl and ceramic tile flooring, Windows was just replaced recently. Plumbing supply lines was replaced, no more POLY B. This property sits on a good size lot, which offers amazing front yard, backyard and a space to build your own garage. Shawnessy is a well established, family oriented and friendly community. It is home to a vibrant Shawnessy Towne Centre, which provides residents with an array of retail stores, restaurants, and essential services like Schools from K to Senior High School, public library, and YMCA. For the Outdoor enthusiasts, Fish Creek Provincial Park, offers miles of trails, picnic areas, and natural scenery. This is a very decent starter home for a first time home buyer, and for the investors alike. Call your favourite Realtor to book a showing. **MUST SEE!**