

15 Shawinigan Rise SW
Calgary, Alberta

MLS # A2274256



\$549,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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!