

**24 Shawmeadows Road SW  
Calgary, Alberta**

**MLS # A2275194**



# \$540,000

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	954 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** Hood fan

Looking for a property close to the Train Station? How about 6 bedrooms? Here it is!!! Great for a family that needs more bedrooms. This nice home has some upgrades that includes Living Room + 3 windows in the basement, Roof Shingles and Siding 3-4 years old, Hot water Tank 3 yrs old, appliances Fridge, washer and dryer are 2 years old. Perfect as rental/investment property. Close to shopping, school and other amenities.