

**55 Shawbrooke Crescent SW
Calgary, Alberta**

MLS # A2285002



\$615,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,171 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Soaking Tub		

Inclusions: none

Just move right in!! Freshly painted through-out, 2+1 bedroom 2.5 bath, 4 level split with recent updates. Kitchen has vaulted ceilings, new appliances, an eating nook with access to the massive rear deck, great for BBQing. Separate dinning room, sunken living room with bay window. Upper level has ,primary bedroom c/w a 5pce ensuite, walk-in closet and vaulted ceilings. Large second bedroom. Main bathroom has been updated with walk-in shower, new vanity, toilet, and tile floor. Third level has a family room with gas fireplace , third bedroom, and 2pce bath. 4th level is ready for development. New interior doors including trim and hardware, new baseboards, updated premium carpet/underlay (w/duPont stain and wear protection). New luxury vinyl plank in downstairs bedroom. Roof and furnace replaced in the last 8 years. Lots of sun in the backyard with south exposure. New fences c/w privacy wall, storage shed.