

**132 Shawcliffe Circle SW  
Calgary, Alberta**

**MLS # A2288254**



## \$599,900

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	938 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

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

**Inclusions:** water filter

**\*\*\*OPEN HOUSE\*\*\*SATURDAY, FEBRUARY 28TH - 12-2 PM\*\*\***Welcome to this fully renovated 3 bedroom (2 up/1 down), 2 bathroom, 4-level split home, perfectly located diagonally across the street from a beautiful little park (with children's playground) in a mature, quiet neighborhood within walking distance to LRT, transit, schools, parks, playgrounds, and shopping. An unbeatable location offering exceptional value and convenience! This beautiful property has been extensively renovated using high-quality materials, including new windows (2016), high efficiency furnace (2015), hot water tank (2015), and roof (house and garage), shingles (2023). The thoughtfully redesigned main level features a bright, spacious dining room open to the kitchen, creating a modern and inviting open-concept feel. The stunning chef-inspired kitchen offers QUARTZ countertops, MARBLE backsplash, premium BOSCH stainless steel appliances, and a built-in water filtration system. The kitchen also has patio doors leading to a spacious deck &mdash; perfect for entertaining and everyday family living. The home offers two generous bedrooms and a full bathroom on the upper level; a living room with a gas fireplace, the 3rd bedroom and a 3PC bathroom on the lower level and the basement offers a HUGE REC ROOM with electric fireplace, storage room and laundry area, providing versatile spaces for relaxation, work, or play. Step outside to enjoy the sunny west-facing backyard, professionally landscaped with a beautiful outdoor living space, a large deck, double detached oversized garage, and fenced RV PARKING (with a gate), backing onto a paved lane. The DOUBLE, OVERSIZED, DETACHED GARAGE IS A MECHANICS DREAM WITH A HIGH DOOR & HIGH CEILING! This property truly is a hidden gem, combining style, functionality, location, and outstanding value &mdash; a rare

opportunity in today's market. Book your private showing today!