

# \$650,000 - 48 Shawcliffe Place Sw, Calgary

MLS® #A2249230

**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,146 sqft

Single Family on 0.14 Acres

Shawnessy, Calgary, Alberta

Boasting a rare TRIPLE CAR GARAGE, This WALK OUT sits on an expansive lot at the end of a quiet cul-de-sac in the highly sought-after community of Shawnessy. With thoughtful updates throughout and exceptional curb appeal, this property offers the perfect blend of function and style. Enjoy an unbeatable location—just minutes from Fish Creek Park, schools, shopping, groceries, entertainment, and playgrounds—with quick, convenient access in and out of the community. Inside, you™ll find just over 2000 sqft of living space, three bedrooms, including a spacious master with a private three-piece ensuite. The kitchen has been newly updated with modern finishes, while newer windows, a fresh roof, and recent exterior paint add to the home™s curb appeal and peace of mind. The walk-out basement is perfect for entertaining or extended living, featuring a large recreation room, cozy living area, and an additional two-piece bathroom, Nu-Heat in floor heating system and plenty of potential for adding your personal touches. Step outside to the massive pie-shaped lot, where an unbelievable garden creates a private oasis. The front yard area for that perfect evening sun and just a great vibe. There are plenty of trees, shrubs and an Ideal yard for a gardener at heart to add your own touch. And for those who love to tinker, store, or create—the heated triple-car garage with 220 power is an absolute dream. Whether you™re into cars, woodworking, or simply need serious storage,



this space delivers and some. The oversized garage doors allow for endless possibilities and is also plumbed with water with drainage. This is more than a house – it’s a rare opportunity to own a home that blends comfort, functionality, and unmatched outdoor space in one of Calgary’s sought-after neighbourhoods. (id:6289)

Built in 1981

**Essential Information**

Listing #	A2249230
Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,146
Acres	0.14
Year Built	1981
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

**Community Information**

Address	48 Shawcliffe Place Sw
Subdivision	Shawnessy
City	Calgary
Province	Alberta
Postal Code	T2Y1H5

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, No Smoking Home
Parking Spaces	3
Parking	Detached Garage
# of Garages	3

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Garage door opener
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

## Exterior

Exterior	Brick, Wood siding
Exterior Features	Garden Area
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      Grassroots Realty Group



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