

\$550,000 - 16227 Shawfield Drive Sw, Calgary

MLS® #A2263436

\$550,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Single Family on 0.09 Acres

Shawnessy, Calgary, Alberta

FACING GREEN SPACE | VAULTED CEILINGS | DOUBLE ATTACHED GARAGE | Youâ€™™ll love this well maintained home tucked away on a quiet, tree-lined street in family-friendly Shawnessy. Facing a peaceful green space and filled with natural light, this home perfectly blends comfort, character, and convenienceâ€™™with major updates already done, including a NEWER ROOF, NEWER WINDOWS, NEWER HOT-WATER TANK & WATER SOFTENER, AND ALL POLY-B PLUMBING REPLACED. Step inside to discover a bright, open-concept living area with vaulted ceilings, HARDWOOD FLOORS, painted-brick WOOD BURNING FIREPLACE and large front windows that flood the space with natural light. Youâ€™™ll enjoy the SPACIOUS DINING AREA designed for comfortable family meals and effortless entertaining. The kitchen features STAINLESS-STEEL APPLIANCES, tons of counter space, WHITE CABINETRY, and room for a casual dining table. Down the hall, youâ€™™ll find a PRIMARY SUITE with a 3-PIECE ENSUITE and private patio doors leading to a COVERED DECKâ€™™a peaceful retreat for morning coffee or evening relaxation. 2 additional bedrooms perfect for family, guests or office space. 4-PC main bathroom. The unfinished lower level offers endless potentialâ€™™create a gym, games area, or any finished space to fit your lifestyle. Enjoy a DOUBLE-ATTACHED GARAGE. Outside, youâ€™™ll love the private, fenced



backyard with mature trees and a covered deck, perfect for outdoor living. Minutes to neighbourhood schools like SAMUAL W. SHAW (Grades 5-9), all the shops and restaurants at SHAWNESSY VILLAGE SHOPPING, 4 min drive to SHAWNESSY LRT, and an easy bike ride to FISH CREEK PARK. This location offers the ideal balance of tranquility and convenience. If youâ€™ve been searching for a bright, move-in-ready bungalow with outdoor space and future potential, this Shawnessy gem is just waiting for you. (id:6289)

Built in 1990

Essential Information

Listing #	A2263436
Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,216
Acres	0.09
Year Built	1990
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	16227 Shawfield Drive Sw
Subdivision	Shawnessy
City	Calgary
Province	Alberta
Postal Code	T2Y2J7

Amenities

Amenities	Park, Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	4
Parking	Attached Garage

of Garages 2

Interior

Appliances Washer, Refrigerator, Water softener, Cooktop - Electric, Dishwasher, Dryer, Humidifier, Hood Fan, Garage door opener

Heating Natural gas Forced air

Cooling None

Fireplace Yes

of Fireplaces 1

of Stories 1

Exterior

Exterior Brick, Vinyl siding

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office RE/MAX First



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