

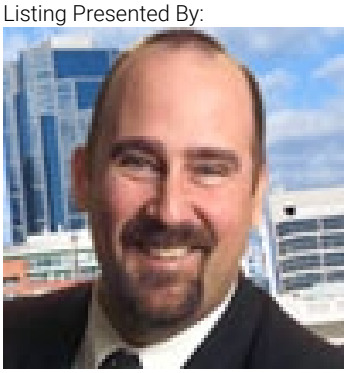
# 235 Shawcliffe Circle Calgary Alberta

$555,000

Nestled on a tranquil street in Shawnessy, this home offers an inviting experience. From the moment you step inside you'll be captivated by the spacious living room, with big windows. Dining room to follow has plenty of space for a big table, comfortable to sit for all family to get together. Kitchen has all Soft-Close drawers, ceramic top Electric stove, Dishwasher with a glass front, fridge and walnut color kitchen cabinets. And still more room to put a table for every day casual meal. The next level up has 4pc bathroom and three good size bedrooms. Master bedroom has 3pc Ensuite and beautiful feature wall. Level down Family room welcomes you with a cozy wood -burning fire place, excellent place to relax in a cold winter. With a brick mantel and built-in wood shell's for all your family photo's. There is another 3pc bathroom with a laundry on this level and big size 4th bedroom. Thanks to big windows there is plenty of day light. With a separate entrance this home can be easily rented and help you with your expenses. The finished 3d level extends the living space for kids to play or set up as a rec room. There is also a storage room. Recent upgrades boost the home's appeal : home was painted outside - summer 2026, new grass (back and front yard) - summer 2026, new landscape - summer 2026, new water tank - 2022, roof -2016, all plastic windows washed August 2026. Walking distance to playground. Nearby Amenities : Shannon Park, Millrise Park, Crocker park, Grocery stores, restaurants, LRT (Shawnessy Station 3min), Busses. Nearest elementary school :Janet Johnstone School (1 min drive)Nearest Junior High School : Samuel W.Shaw School (2 min drive) Nearest High School Centennial High School (7 min drive). This home is waiting for you to give your family unforgettable memories. Please call today to view. Thank you. (id:6769)

4pc Bathroom 7.75 Ft x 8.50 Ft
Bedroom 11.08 Ft x 9.83 Ft
Bedroom 10.33 Ft x 9.83 Ft
Primary Bedroom 11.67 Ft x 12.42 Ft
3pc Bathroom 8.50 Ft x 4.92 Ft
Family room 10.17 Ft x 20.50 Ft
Other 20.33 Ft x 26.50 Ft
Furnace 7.17 Ft x 9.08 Ft
Storage 9.67 Ft x 10.50 Ft
Recreational, Games room 12.33 Ft x 23.83 Ft
Other 8.00 Ft x 4.00 Ft
Living room 12.25 Ft x 16.92 Ft

Listing Presented By:



Originally Listed by:
Real Estate Professionals Inc.

http://www.realestateprofessionalsinc.com/

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Other 10.00 Ft x 4.67 Ft

Bedroom 10.17 Ft x 12.50 Ft

Furnace 11.75 Ft x 7.50 Ft

Dining room 7.67 Ft x 12.92 Ft

Kitchen 12.42 Ft x 12.67 Ft

Other 9.92 Ft x 29.75 Ft

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.