



201 SHAWFIELD Road Calgary AB

\$379,900

Fantastic, well maintained bi-level with a full walkout basement in the great community of Shawnessy, perfect for first time homebuyer or investor. Entry level, ceramic tile split entry, leading to a spacious main floor vaulted ceiling, living/dining room finished with beautiful hardwood flooring. Large south facing windows allows for plenty of natural light to flood in. The living room opens up to the efficient working kitchen and breakfast nook, with a side door leading to the back yard. There are also three good size bedrooms on the main floor. The lower level is finished with a huge family room with cozy wood burning brick fireplace, storage, laundry, 4th bedroom, 4 piece bath and a small corner wet bar, patio doors leading to landscaped/tiered back yard, where a beautiful garden awaits you in the summertime. The location is fantastic, being a close walk to transit/LRT, shopping center, schools, and fitness centers. The property is currently rented for \$1700/month to long term tenant until July 2018



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