

215 Shawcliffe Circle SW
Calgary, Alberta

MLS # A2161668



\$599,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,231 sq.ft.	Age:	1983 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks, Storage		

Inclusions: None

OPEN HOUSE: September 14 and 15- 2:00PM - 5:00PM. WELCOME HOME! It's an amazing 5 bedrooms house with an oversized heated garage 29.4 x 23.4 square feet with 8 feet high door and 10 feet ceiling. The house is ideal for big families and excellent opportunity as rental property as its within close proximity to the train station or public transportation. Home is located in a quiet and family oriented community that is near to schools, shopping and playground. A well kept home boasting over 2,288 sq/ft of developed living space. As you enter the house, you will be greeted with a living room and a spacious kitchen, a huge island with slate counter tops and ample ceiling heights cupboards. The upper level has 3 bedrooms with a 3 piece ensuite and balcony at the primary bedroom and another bathroom in the hallway. The 3rd level has an epoxy aggregate floors, walk out door to the rear yard and to the garage, a 4th bedroom, a cedar walled bathroom and another room that can be used as an exercise room or an additional 5th bedroom. The basement has also an aggregate floors, another family room and a room that can be used as computer, gaming or it will be the 6th bedroom, a stand up bar, laundry room, utility room and a huge crawl space that can be used as storage room. There are two newer water tanks and a Lennox high efficient furnace. The air compressor in the garage and the air jet tub in the main bathroom was never used by the seller and is SOLD AS IS.