

231 SHAWGLEN Road SW  
Calgary, Alberta

MLS # A2178867



**\$629,000**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,059 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, Oversi		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance, Tankless Hot Water		

**Inclusions:** FRIDGE

Excellent Access to Shopping and Transit. Single Family Home features Legal Secondary Suite and Huge Detached Garage/Shop and Private Yard. Great Corner Location with Lots of Street Parking. Two Bedroom Main Level with Central Kitchen and Dining Room with Patio Doors Opening to a Large 270 Sqft Private Deck. Upgraded Dual Oven Gas Range and Tankless Hot Water on Demand. Cozy Living Room featuring a Stone Faced Wood Burning Fireplace. Lower Level with Side Entrance and Two Bedroom Suite. Private Yard and Oversized/Overheight, Heated, Insulated and Finished Garage/Shop with 13Ft Ceiling and 12x18W Steel Overhead Door. Perfect for Vehicle Hoists. Current RPR with Compliance. Pre Christmas/ Early December Possession available.