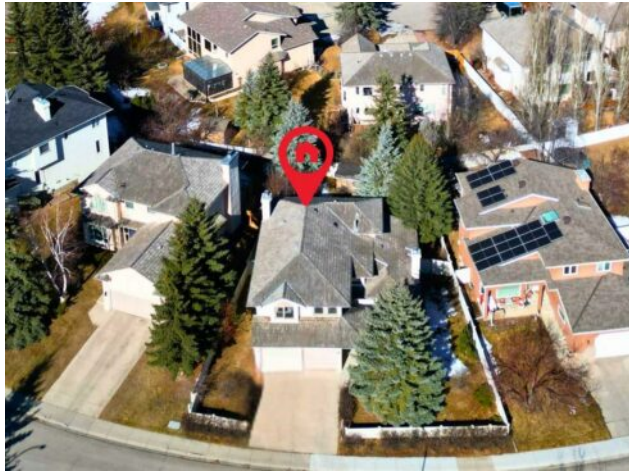


13 Shawnee Way SW
Calgary, Alberta

MLS # A2203770



\$599,900

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,225 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Irregular Lot, Lawn, Treed		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Cedar Shake

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Chandelier, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Opportunity Knocks in Shawnee Slopes! Only a 4 minute walk to Fish Creek Park! Situated on a large lot in the popular community of Shawnee Slopes this large (3000+ sf developed) 2 Story home has great bones but needs TLC. The bright foyer with vaulted ceiling and spindle staircase welcomes you home. Step into the sunken living room with updated hardwood flooring and tile surround fireplace. Spacious kitchen and breakfast nook. Family room offers a patio door onto a covered sunroom and treed backyard. Main floor also includes a 2 piece bath and a nice size laundry area shared with the entrance to the attached 2 car front drive garage. Upstairs includes 3 large bedrooms that used to be 4 bedrooms and could easily be converted back to a 4th bedroom. The primary suite includes walkin closet and a 5-piece ensuite. The developed basement includes a massive recreation room, another 2-piece bath and an office/den that could also be converted to a bedroom. Front yard is mostly fenced off giving you even more privacy. This is one of the larger lots in the area and with a bit of love could be an amazing family home. Parks, Playgrounds, baseball diamonds, shopping, transit all within min of your door.