

231 SHAWGLEN Road SW
Calgary, Alberta

MLS # A2178867



\$629,000

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

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|--------------------|--|-------------------|------|
| Heating: | Central, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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 Offered. View and Purchase before Sold.