

**16218 Shawbrooke Road SW**  
**Calgary, Alberta**

**MLS # A2252475**



**\$595,999**

|                  |                                                     |               |                   |
|------------------|-----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Shawnessy                                           |               |                   |
| <b>Type:</b>     | Residential/House                                   |               |                   |
| <b>Style:</b>    | 4 Level Split                                       |               |                   |
| <b>Size:</b>     | 1,094 sq.ft.                                        | <b>Age:</b>   | 1994 (31 yrs old) |
| <b>Beds:</b>     | 4                                                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway                    |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                           |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Rectangular Lot, Yard Lights |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                    | <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>   | Ceiling Fan(s), Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

Stunning four-level split in the sought-after SW community of Shawnessy with a double attached garage. Fully developed on all levels and perfectly located near shopping, schools, LRT, and just minutes to downtown Calgary. Bright, vaulted-ceiling living room with brand new vinyl flooring. Spacious kitchen with ample cabinetry, full appliance package, formal dining area, and breakfast nook. Upstairs features three bedrooms with brand new carpet, including a primary with walk-in closet. Lower level boasts a massive rec room&mdash;perfect for entertaining&mdash;and a fourth bedroom with window. Fully developed basement includes a flexible space for a fifth bedroom, office, or den. Enjoy the fully fenced, landscaped backyard