



\$ 465,000.00

## 56 SHAWCLIFFE BAY SW CALGARY

<https://paulbrinton.com>

This could be your next home! In ground pool on one of the largest lots in the area, oversized triple detached garage & RV parking. 4 level split with over 2500 sq ft of developed living space, total of 5 bedrooms & 3 full bathroom, fireplace, wet bar, hardwood, lots...

- 5 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 4 Level Split

**MLS ® #:** A1163029

**Type:** Detached

**Bedrooms:** 5

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-26 19:38:10

**Bathrooms:** 3

**Bedrooms Above Grade:** 4

**Date added:** 11/26/21

**Lot size:** 10570 sq ft

**Year built:** 1982

**Parking:** Oversized, Triple Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** None

**Exterior Features:** Private Yard

**District:** CAL Zone S

**Inclusions:** Tree house, shed, pool and accessories, full length closet in master bedroom

**Lot Features:** Back Lane,Irregular Lot

**Heating Type:** Forced Air,Natural Gas

**Total Parking:** 5

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Community Features:** Park,Schools Nearby,Playground,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Wet Bar

**Roof Type:** Asphalt

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** 4 Level Split



**Laundry features:** Lower Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 9

**Construction Materials:** Brick,Wood Siding

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Shawnessy

**Lot Size Acres:** 0.24

**Zoning:** R-C1

**List Price Square Foot:** \$ 365.51

**Photo Count:** 38

**Unit Exposure:** SE

**Suite:** No

**Frontage Metres:** 6.37M 20`11"

**Living Area SF:** 1272.20

**Structure Type:** House

**Restrictions:** None Known

