



THE
A-TEAM

**RE/MAX
FIRST**

262 SHAWNESSY Drive, Calgary T2Y 1M5

MLS®#: **A2121048**

Area: **Shawnessy**

Listing Date: **04/18/24**

List Price: **\$649,000**

Status: **Pending**

County: **Calgary**

Change: **-\$26k, 30-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1987**

Lot Information

Lot Sz Ar: **5,177 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,849**
Low Sqft:
Ttl Sqft: **1,849**

DOM

31
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Garden,Landscaped,Private,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick,Composite Siding,Concrete**
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`10" x 14`6"
Living Room	Main	15`6" x 13`8"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Second	9`3" x 11`3"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Basement	11`7" x 12`5"
Game Room	Basement	22`9" x 17`5"

Room	Level	Dimensions
Dining Room	Main	88`6" x 10`3"
Family Room	Main	10`2" x 13`0"
Bedroom - Primary	Second	12`6" x 15`0"
Bedroom	Second	9`3" x 15`7"
4pc Ensuite bath	Second	0`0" x 0`0"
Laundry	Basement	10`9" x 12`5"
Storage	Basement	11`2" x 7`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8111812

Remarks

Pub Rmks: **Welcome to 262 Shawnessy Drive, where comfort meets convenience in this charming family home nestled in a desirable neighborhood, this property boasts four bedrooms, making it ideal for families of all sizes. As you step inside, you're greeted by a warm and inviting atmosphere, starting with the cozy living room with vaulted ceiling. The kitchen/ dining room with the wood burning fireplace is the heart of the house where family members meet. One of the standout features of this home is the heated garage, ensuring your vehicles stay warm and protected during the colder months. Convenience is key at 262 Shawnessy Drive, with a shopping area just a stone's throw away. Families with children will appreciate the proximity to a public elementary school, making the morning school run a breeze. When it's time to unwind, step outside onto the covered deck and relax in the fresh air. Whether you're enjoying a morning cup of coffee or hosting a summer barbecue, this outdoor space is perfect for year-round enjoyment. Overall, 262 Shawnessy Drive offers the perfect blend of comfort, convenience, and community - making it the ideal place to call home.**

Inclusions: **Hot tub as is**
Property Listed By: **RE/MAX Complete Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









