



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**207 SHAWINIGAN Way, Calgary T2Y 2W3**

MLS®#: **A2151373**      Area: **Shawnessy**      Listing Date: **07/22/24**      List Price: **\$609,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1989**  
Lot Information  
 Lot Sz Ar: **4,380 sqft**  
 Lot Shape: **11x33.5**

Finished Floor Area

Abv Sqft: **1,756**  
 Low Sqft:  
 Ttl Sqft: **1,756**

DOM

**56**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **4 Level Split**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**  
 Park Feat: **220 Volt Wiring,Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
**Public**  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Closet Organizers,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`4" x 11`1"	Kitchen	Main	10`5" x 9`6"
Dining Room	Main	10`9" x 8`10"	Bedroom - Primary	Upper	12`8" x 10`4"
Bedroom	Upper	11`3" x 9`9"	Bedroom	Upper	11`3" x 8`9"
Family Room	19`1" x 14`5"		Bedroom	12`0" x 12`0"	

**Game Room**  
**2pc Bathroom**  
**4pc Bathroom**

**Basement**  
**Third**  
**Second**

**15`7" x 12`0"**

**Game Room**  
**3pc Bathroom**  
**4pc Ensuite bath**  
Legal/Tax/Financial

**Basement**  
**Basement**  
**Second**

**12`0" x 11`0"**

Title:  
**Fee Simple**  
Legal Desc:

**8911900**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Excellent well updated walkout split level with 1756 sq ft (3 levels above grade) plus 457 sq ft in lower basement level. Total of 4 spacious bedrooms, 3 and a half bathrooms, three living areas, wood burning fireplace, spacious kitchen, separate dining area, walkout to a nice deck and grass area. Oversized 26 x 26 ft heated and insulated shop garage. Updating includes: poly B repairs (2022), vinyl flooring (2022), roof shingles, eavestroughs, windows, doors (2014), furnace and hot water tank (2007). Excellent crescent location near all levels of schools both Catholic and Public**

Inclusions: **none**  
Property Listed By: **Royal LePage Solutions**

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