



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**53 SHAWNEE Rise, Calgary T2Y 2R8**

MLS® #: **A2156455** Area: **Shawnee Slopes** Listing Date: **08/09/24** List Price: **\$735,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1988** Abv Sqft: **1,964**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **5,134 sqft** Ttl Sqft: **1,964**  
 Lot Shape:

DOM

**40**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey Split**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Private,See Remarks**  
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Siding**  
 Heating: **Forced Air** Flooring: **Hardwood,Tile**  
 Sewer: **Private Yard** Water Source:  
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Stove(s),Wall/Window Air Conditioner,Washer**  
 Int Feat: **Breakfast Bar,Chandelier,Jetted Tub,No Animal Home,No Smoking Home,Vaulted Ceiling(s)**  
 Utilities:

Room Information

| Room              | Level    | Dimensions     | Room             | Level    | Dimensions    |
|-------------------|----------|----------------|------------------|----------|---------------|
| Living Room       | Main     | 11`9" x 17`8"  | Family Room      | Main     | 14`3" x 15`9" |
| Kitchen           | Main     | 10`5" x 11`11" | Dining Room      | Main     | 10`0" x 11`6" |
| Bedroom - Primary | Upper    | 14`1" x 14`2"  | Bedroom          | Upper    | 9`4" x 11`1"  |
| Bedroom           | Upper    | 9`5" x 12`8"   | Bedroom          | Basement | 10`4" x 14`0" |
| Bedroom           | Basement | 18`7" x 13`7"  | Game Room        | Basement | 31`7" x 21`6" |
| 2pc Bathroom      | Main     | 0`0" x 0`0"    | 4pc Ensuite bath | Upper    | 0`0" x 0`0"   |
| 4pc Bathroom      | Upper    | 0`0" x 0`0"    | 3pc Bathroom     | Basement | 0`0" x 0`0"   |

