



THE
A-TEAM

**RE/MAX
FIRST**

15 SHAWGLEN Place, Calgary T2Y1X8

MLS®#: **A2161382** Area: **Shawnessy** Listing Date: **09/05/24** List Price: **\$549,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1983**
Lot Information
 Lot Sz Ar: **5,242 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,068**
 Low Sqft:
 Ttl Sqft: **1,068**

DOM

13
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Reverse Pie Shaped Lot,Landscaped,Level**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Refrigerator,Garage Control(s),Microwave Hood**

Int Feat: **Fan,Stove(s),Washer,Washer/Dryer**

Utilities: **No Animal Home,No Smoking Home**

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 4`11"
Living Room	Main	15`1" x 17`6"
Bedroom	Upper	10`1" x 10`8"
Bedroom - Primary	Upper	11`6" x 10`2"
Laundry	Basement	7`4" x 12`7"

Room	Level	Dimensions
Kitchen	Main	15`3" x 10`9"
4pc Bathroom	Upper	6`11" x 7`0"
Bedroom	Upper	11`6" x 11`11"
3pc Bathroom	Basement	6`3" x 7`4"
Game Room	Basement	17`6" x 11`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8210805

Zoning:
R-C2

Remarks

Pub Rmks:

Welcome to this Renovated 3 bedrooms, 2.5 bathrooms Detached Home in Shawnessy. Located in a quiet cul-de-sac on a huge pie lot with over 5000 square feet of backyard space. Huge 23'x23' insulated, detached garage with high ceilings. With a total of 1600 total square feet in this home, the main level lets in plenty of light and boasts a spacious layout with an open floor plan with kitchen overlooking the dining room. Brand new bright white kitchen flat panel painted cabinetry/soft closing doors. Brand New LG Stainless Steel Appliances & countertops. Upstairs has Large Primary bedroom, 2 other bedrooms that share a brand new 4 piece bathroom with new tub/tile surround, toilet, vanity and sink. Basement has a large recreation room and another brand new 3 piece bathroom with standup shower, toilet, vanity and sink. Upgrades include: New Carpets, LVP, Baseboards, Paint, LED Lighting, Electrical plugs/switches, Asphalt shingles/Eavetroughs/Exterior paint on house and garage. Fully fenced backyard with dog run. Park just around the corner. Located close to Shawnessy C-train Station, Restaurants, Shopping, Macleod Trail and Stoney Trail. Don't miss out on this one!!

Inclusions:

NA

Property Listed By:

Sotheby's International Realty Canada

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