



THE
A-TEAM

**RE/MAX
FIRST**

97 SHAWINIGAN Drive, Calgary T2Y 2V7

MLS®#: **A2162116** Area: **Shawnessy** Listing **09/16/24** List Price: **\$599,999**
 Status: **Pending** County: **Calgary** Change: **-\$49k, 08-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1989** Abv Sqft: **1,531**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,520 sqft** Ttl Sqft: **1,531**
 Lot Shape:

DOM

66
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile**
 Sewer: Ext Feat: **Private Entrance,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 10`4"	Dining Room	Main	12`10" x 13`11"
Kitchen	Main	16`4" x 14`7"	Bedroom - Primary	Second	14`1" x 10`6"
3pc Ensuite bath	Second	7`6" x 10`6"	Bedroom	Second	10`10" x 7`9"
Bedroom	Second	10`5" x 7`9"	4pc Bathroom	Second	8`3" x 5`1"
Walk-In Closet	Second		Game Room	Basement	22`3" x 13`8"
Storage	Basement	6`2" x 8`9"	Storage	Basement	27`2" x 29`6"
Family Room	Lower	14`11" x 15`10"	Bedroom	Lower	9`3" x 9`0"

2pc Bathroom

Lower

4`11" x 9`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8910551

Zoning:

R-CG

Remarks

Pub Rmks:

Welcome to this stunning home located in the highly sought-after neighborhood of Shawnessy! This beautifully updated 4-level split house offers convenience and modern living, with a bus stop right at your driveway and walking distance to schools, shopping centers, and all essential amenities. The home features a spacious garage with a side entrance and has seen significant upgrades, including a new roof in 2022, high-efficiency windows installed in 2023, and all-new exterior doors. The brand-new kitchen boasts modern cabinets, a long kitchen island, a new double sink, and updated appliances, including a new electric stove and fridge from 2023. The open kitchen and dining areas are enhanced by modern lighting and vaulted ceilings, creating a bright and airy atmosphere. Step outside to a large patio, perfect for summer family gatherings, complete with a trampoline and outdoor umbrella for added enjoyment. Additional upgrades include a new washer/dryer, a new hood fan, blinds installed in 2024, a new garage door, and security cameras for extra peace of mind. This home is zoned R-CG, allowing for flexibility in residential use, including single-family homes, duplexes, and more subject to the city approval. Don't miss this opportunity to enjoy comfortable, modern living in a prime location! This opportunity won't last long—contact your favorite realtor to make it yours today!

Inclusions:

Property Listed By:

Trampoline, out door umbrella, Furnitures are negotiable

CIR Realty

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









