



THE
A-TEAM

**RE/MAX
FIRST**

85 SHAWINIGAN Drive, Calgary T2Y 2V7

MLS®#: **A2162682**

Area: **Shawnessy**

Listing Date: **09/27/24**

List Price: **\$639,000**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 17-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar: **5,031 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,633**
Low Sqft:
Ttl Sqft: **1,633**

DOM

55

Layout

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

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`11" x 12`10"
Dining Room	Main	11`1" x 9`11"
Bedroom	Level 4	9`11" x 9`10"
3pc Ensuite bath	Level 4	8`7" x 7`8"
Bedroom	Second	11`8" x 8`1"
Laundry	Second	5`0" x 2`9"

Room	Level	Dimensions
Kitchen	Main	13`10" x 13`0"
Bedroom - Primary	Level 4	16`1" x 10`11"
4pc Bathroom	Level 4	8`7" x 4`11"
Family Room	Second	17`0" x 14`9"
2pc Bathroom	Second	6`2" x 4`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

8910551

Remarks

Pub Rmks: **PRICE REDUCED! Well-built and lovingly maintained, this 3-bedroom home is ideally located within walking distance to three schools, the C-Train, and shopping, making it a perfect place to raise a family. Recent updates include new flooring, fresh paint, new appliances, updated vanities, and roof shingles replaced in 2021, along with a new hot water tank installed in the same year. This home is truly move-in ready. The living space feels bright and spacious, thanks to vaulted ceilings and skylights. The large kitchen offers enough room for a kitchen table, while the formal dining area is conveniently located nearby and open to the main living room. Enjoy the summer breeze on the north-facing front deck, perfect for relaxing outdoors. Upstairs, you'll find two bedrooms, including the primary bedroom with a walk-in closet and ensuite bath, as well as another full bathroom. The lower level features a cozy family room with a brick wood-burning fireplace, sliding-door access to the freshly painted back deck, and a massive backyard. A third bedroom, a half bath, and laundry complete the lower level, which also provides access to the oversized front-drive garage. The basement is partially finished and ready for your personal touch. This home offers excellent access to public transit and a variety of amenities in Shawnessy. Don't miss this turn-key opportunity to make it your new home!**

Inclusions: **None**
Property Listed By: **MaxWell Capital Realty**

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





