



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**50 SHAWBROOKE Crescent, Calgary T2W 3B2**

MLS®#: **A2166653**      Area: **Shawnessy**      Listing Date: **09/17/24**      List Price: **\$739,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1995**  
Lot Information  
 Lot Sz Ar: **4,337 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,759**  
 Low Sqft:  
 Ttl Sqft: **1,759**

DOM

**2**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Low Maintenance Landscape,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Electric,Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Concrete,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Washer**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`2" x 9`3"	Family Room	Main	11`2" x 14`6"
Kitchen	Main	9`11" x 19`1"	Living Room	Main	12`5" x 15`9"
Mud Room	Main	8`5" x 11`4"	2pc Bathroom	Main	
Bedroom - Primary	Second	12`0" x 16`6"	Bedroom	Second	11`1" x 11`4"
Bedroom	Second	11`5" x 10`6"	4pc Bathroom	Second	
4pc Ensuite bath	Second		Bedroom	Basement	16`2" x 9`10"
Den	Basement	13`5" x 8`7"	4pc Bathroom	Basement	

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-?1**

**9311541**

Remarks

Pub Rmks: **Unbelievable value here! Renovated, painted inside and out, fully finished 4 bedroom 3.5 bathroom beauty in a popular community of Shawnessy. Inviting, grand entrance. Cozy family room with electric fireplace and living room with beautiful gas fireplace. Large formal dining room. Huge functional kitchen with beautiful island, tons of cabinets and modern appliances. Cozy and inviting master suite upstairs together with two good sized bedrooms. Recently finished basement with extra room and bathroom for your kids, relatives or guests. You have everything here and will definitely want to call this place your home. Welcome!**

Inclusions: **n/a**  
Property Listed By: **CIR Realty**

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

















