

## 520 SHAWINIGAN Drive, Calgary T2Y 2G1

MLS®#: A2174132 Shawnessy Listing 10/22/24 List Price: **\$720,000** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Residential Prop Type: Sub Type: Detached City/Town: Calgary

1990 Year Built: Abv Saft: Lot Information Low Sqft:

Ttl Sqft: 5,112 sqft 1,918

Finished Floor Area

1,918

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

6 (42)

4

2

3.0 (3 0)

3 Level Split

60

Lot Shape:

Access:

Lot Feat: Back Lane, Back Yard, Fruit Trees/Shrub(s), Rectangular Lot

Park Feat: **Double Garage Attached** 

## **Utilities and Features**

Roof: **Asphalt Shingle** Construction:

Forced Air, Natural Gas Heating: Brick, Vinyl Siding, Wood Frame

Sewer: Flooring:

Ext Feat: Carpet, Ceramic Tile, Hardwood Other Water Source:

> Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer

Int Feat: No Smoking Home

**Utilities:** 

**Room Information** 

Room	<u>Level</u>	<u>Dimensions</u>	Room	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	7`3" x 5`2"	Bedroom	Main	10`0" x 9`6"
Dining Room	Main	11`5" x 8`8"	Family Room	Main	13`2" x 13`0"
Foyer	Main	7`2" x 5`3"	Kitchen	Main	12`1" x 9`1"
Living Room	Main	21`6" x 13`7"	Mud Room	Main	11`8" x 3`4"
Pantry	Main	2`10" x 2`7"	Walk-In Closet	Main	5`11" x 3`8"
4pc Bathroom	Second	9`0" x 5`0"	4pc Ensuite bath	Second	8`7" x 6`2"
Bedroom	Second	12`9" x 9`7"	Bedroom	Second	13`11" x 9`0"
Bedroom - Primary	Second	15`0" x 12`7"	Walk-In Closet	Second	6`3" x 5`0"

Bedroom	Basement	18`2" x 8`8"	Bedroom	Basement	16`2" x 12`7"
		Legal,	/Tax/Financial		

Title: Zoning: Fee Simple R-CG

Legal Desc: **8910930** 

Remarks

Pub Rmks: Welcome to Shawnessy!.. This wonderful property has 6 bedrooms, 3 upgraded bathrooms, double attached garage, private treed backyard, spacious living room

and walk-in closets. Very ideal for a growing family but also perfect for rental or investment as location is close to schools, commercial establishments, shopping,

YMCA and LRT station.

Inclusions: NONE

Property Listed By: Real Estate Professionals Inc.

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











