



THE
A-TEAM

**RE/MAX
FIRST**

520 SHAWINIGAN Drive, Calgary T2Y 2G1

MLS®#: **A2174132** Area: **Shawnessy** Listing Date: **10/22/24** List Price: **\$720,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1990**
Lot Information
 Lot Sz Ar: **5,112 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,918**
 Low Sqft:
 Ttl Sqft: **1,918**

DOM

60
Layout
 Beds: **6 (4 2)**
 Baths: **3.0 (3 0)**
 Style: **3 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

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

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	7`3" x 5`2"
Dining Room	Main	11`5" x 8`8"
Foyer	Main	7`2" x 5`3"
Living Room	Main	21`6" x 13`7"
Pantry	Main	2`10" x 2`7"
4pc Bathroom	Second	9`0" x 5`0"
Bedroom	Second	12`9" x 9`7"
Bedroom - Primary	Second	15`0" x 12`7"

Room	Level	Dimensions
Bedroom	Main	10`0" x 9`6"
Family Room	Main	13`2" x 13`0"
Kitchen	Main	12`1" x 9`1"
Mud Room	Main	11`8" x 3`4"
Walk-In Closet	Main	5`11" x 3`8"
4pc Ensuite bath	Second	8`7" x 6`2"
Bedroom	Second	13`11" x 9`0"
Walk-In Closet	Second	6`3" x 5`0"









