



THE
A-TEAM

**RE/MAX
FIRST**

231 SHAWGLEN Road, Calgary T2Y1Y6

MLS®#: **A2178867** Area: **Shawnessy** Listing **11/12/24** List Price: **\$587,000**
 Status: **Active** County: **Calgary** Change: **-\$13k, 09-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1983**
Lot Information
 Lot Sz Ar: **4,650 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,059**
 Low Sqft:
 Ttl Sqft: **1,059**

DOM

39
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **10**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot**
 Park Feat: **220 Volt Wiring,Double Garage Detached,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Refrigerator,Washer**
 Int Feat: **See Remarks,Separate Entrance,Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	10`5" x 5`8"
Dining Room	Main	11`7" x 8`4"
4pc Bathroom	Main	10`6" x 4`11"
Bedroom - Primary	Main	19`6" x 10`9"
Balcony	Main	27`11" x 9`3"
Living/Dining Room Combination	Lower	18`4" x 14`2"
Bedroom	Lower	9`11" x 8`2"

Room	Level	Dimensions
Living Room	Main	15`7" x 13`8"
Kitchen	Main	11`7" x 9`6"
Bedroom	Main	10`11" x 8`3"
Entrance	Main	5`3" x 3`0"
Kitchenette	Lower	15`0" x 10`3"
4pc Bathroom	Lower	9`11" x 7`7"
Bedroom	Lower	9`10" x 8`1"

Laundry

Lower

15`7" x 6`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8210805

Zoning:

R-CG

Remarks

Pub Rmks:

Excellent Access to Shopping and Transit. Single Family Home features Legal Secondary Suite and Huge Detached Garage/Shop and Private Yard. Great Corner Location with Lots of Street Parking. Two Bedroom Main Level with Central Kitchen and Dining Room with Patio Doors Opening to a Large 270 Sqft Private Deck. Upgraded Dual Oven Gas Range and Tankless Hot Water on Demand. Cozy Living Room featuring a Stone Faced Wood Burning Fireplace. Lower Level with Side Entrance and Two Bedroom Suite. Private Yard and Oversized/Overheight, Heated, Insulated and Finished Garage/Shop with 13Ft Ceiling and 12x18W Steel Overhead Door. Perfect Garage for Vehicle Hoists. Current RPR with Compliance. Interior could use some Paint and Updating in areas. View and Send Your Offer Today.

Inclusions:

Property Listed By:

FRIDGE

RE/MAX Complete Realty

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











