



231 SHAWGLEN Road, Calgary T2Y1Y6

MLS®#: **A2178867** Area: **Shawnessy** Listing Date: **11/12/24** List Price: **\$629,000**
 Status: **Pending** County: **Calgary** Change: **None** 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

8
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	Room	Level	Dimensions
Entrance	Main	10`5" x 5`8"	Living Room	Main	15`7" x 13`8"
Dining Room	Main	11`7" x 8`4"	Kitchen	Main	11`7" x 9`6"
4pc Bathroom	Main	10`6" x 4`11"	Bedroom	Main	10`11" x 8`3"
Bedroom - Primary	Main	19`6" x 10`9"	Entrance	Main	5`3" x 3`0"
Balcony	Main	27`11" x 9`3"	Kitchenette	Lower	15`0" x 10`3"
Living/Dining Room Combination	Lower	18`4" x 14`2"	4pc Bathroom	Lower	9`11" x 7`7"
Bedroom	Lower	9`11" x 8`2"	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. Pre Christmas/ Early December Possession available. 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











