



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**33 SHAWNEE View, Calgary T2Y 2V4**

MLS®#: **A2181475**      Area: **Shawnee Slopes**      Listing Date: **11/30/24**      List Price: **\$719,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$20k, 26-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1988**      Abv Sqft: **2,064**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **6,135 sqft**      Ttl Sqft: **2,064**  
 Lot Shape:

DOM

**63**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac, No Neighbours Behind, Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**      Construction: **Stucco, Wood Frame**  
 Heating: **Fireplace(s), Forced Air**  
 Sewer:      Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Ext Feat: **Garden**      Water Source:  
    Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>15`0" x 16`8"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>30`11" x 35`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>56`0" x 38`3"</b>	<b>Family Room</b>	<b>Main</b>	<b>50`0" x 43`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>14`9" x 23`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>50`0" x 33`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>36`11" x 17`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>63`9" x 50`0"</b>
<b>Office</b>	<b>Main</b>	<b>36`8" x 30`4"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>16`5" x 30`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>31`2" x 16`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>31`2" x 44`3"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>27`8" x 16`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>31`2" x 39`4"</b>

Bedroom - Primary

Upper

45`11" x 45`5"

Walk-In Closet  
Legal/Tax/Financial

Upper

16`2" x 17`9"

Title:  
**Fee Simple**  
Legal Desc:

**8910430**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Beautiful Family Home with Everything You Need! This incredible property, situated on a quiet cul-de-sac, offers a perfect blend of style, comfort, and functionality. Boasting a sunny south-facing backyard, it's an ideal space for families or anyone who loves entertaining. The main floor features a formal living and dining room alongside an open-concept kitchen and family room, complete with a built-in wall unit and cozy gas fireplace. Need extra flexibility? There's also a main-floor den that can double as a fourth bedroom! Upstairs, you'll find three spacious bedrooms, including a master suite with a walk-in closet and ensuite bathroom. The backyard is a true oasis—private, beautifully landscaped, with no rear neighbours and equipped with a gas line for your barbecue. The basement offers great potential for further development and already includes a 3-piece bathroom. **\*\*Key Updates and Features:\*\*** - New furnace and centralized A/C (5 years old) - Water heater (2 months old) - Centralized water filtration system - Installed security system with cameras, ready to connect to your WiFi - Freshly landscaped backyard with gravel beds - Central Air Conditioner This home is move-in ready and waiting for you! Don't miss your chance to enjoy a property that has it all.**

Inclusions: **None**  
Property Listed By: **RE/MAX Real Estate (Central)**

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



















