

\$549,900 - 109 Shawinigan Road Sw, Calgary

MLS® #A2085691

\$549,900

5 Bedroom, 4.00 Bathroom, 1,916 sqft
Residential on 0.11 Acres

Shawnessy, Calgary, Alberta

4 BEDROOMS UP | SHORT WALK TO
CATHOLIC AND PUBLIC SCHOOLS | QUIET
STREET |

*** Open house, Saturday, October 28th, 1:30

â€“ 3:30*** Welcome to 109 Shawinigan Road, located on a quiet street only 4 doors down from a green space with the outdoor skating rink, a walking path leading you to the tennis courts and historical barn/community center as well as the public elementary, public junior high and the catholic elementary schools. With 2,788 sq. ft. of finished living space and 4 bedrooms on the upper level you will have lots of room for your growing family. The main floor boasts a front living/dining room with original hardwood flooring and a large south-facing bay window, letting in lots of natural light. In the hallway, laundry room and half bath you will appreciate the new luxury vinyl tile. The kitchen has solid oak cabinetry, stainless steel appliances, a gas stove and is open to the nook and cozy family room with a gas fireplace. The upper level boasts 4 bedrooms, including a king-size master retreat with a walk-in closet and a 4-piece ensuite. Your kids will appreciate the 5-piece bathroom with double sinks and a privacy door to the shower making it easy to share. The lower level finishes off this home nicely with a good-sized family room, a 5th bedroom (non-egress window), a 3-piece bathroom and loads of storage space. This home comes with a front attached garage as well as a back lane for convenient garbage



pick-up and extra privacy in your backyard. Notable updates include luxury vinyl tile (2023), roof shingles (2017) and fresh paint throughout (2023). Shawnessy is a centrally located, walkable neighbourhood, offering the Shawnessy shopping center with over 250 stores and restaurants, the Shawnessy YMCA, the Shawnessy Library, Landmark Cinemas, a C-train station, and all levels of schools, elementary to high school. It borders Macleod Trail for easy access to downtown and is a short distance to Stoney Trail to get you where you need to go in a hurry.

Built in 1990

Essential Information

MLS® #	A2085691
Price	\$549,900
Sold Price	\$576,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,916
Acres	0.11
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	109 Shawinigan Road Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2N7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2023
Date Sold	November 8th, 2023
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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