

\$499,900 - 95 Shawglen Rise Sw, Calgary

MLS® #A2086200

\$499,900

4 Bedroom, 2.00 Bathroom, 895 sqft

Residential on 0.11 Acres

Shawnessy, Calgary, Alberta

Welcome to 95 Shawglen Rise, an amazing opportunity to own a detached home with so much potential in the great community of Shawnessy. As you enter you are greeted by hardwood flooring throughout. The kitchen offers stainless steel appliances, quartz countertops and a corner bartop perfect for a few stools or extra counter space for those days when hosting family and friends. The kitchen also has a lateral entrance and flows perfectly into the bright living and dining areas. Upstairs you'll find 2 bedrooms that share a renovated 4-piece bath with tub and shower combo. The bath offers beautiful tiling and quartz countertops. The second living area makes the perfect space for a family room and it has access to the SE facing backyard with shed and a double, oversized detached garage. On this level you'll also find another bedroom with closet organizers and a full bathroom. The basement comes equipped with a small kitchen, a 4th bedroom, a cozy living area and great storage space. Important big ticket items have been recently upgraded, roof is approximately 4 years old and windows are approximately 2 years old. This home has a fantastic location on a quiet street in front of a playground, green space and tennis courts. Imagine watching the kids play right from your doorstep. 5 min drive to the LRT and Shawnessy Shopping Centre (YMCA, Cardel Recreation Centre, Wal-Mart, Safeway, Landmark Cinemas, Home Depot and so much more). Surrounded by parks and a quick



drive to 3 schools, this home truly offers it all.

Built in 1983

Essential Information

MLS® #	A2086200
Price	\$499,900
Sold Price	\$503,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	895
Acres	0.11
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	95 Shawglen Rise Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y1Z2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Oversized

Interior

Interior Features	Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Other, Storage
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	October 31st, 2023
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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