

\$399,900 - 42 Shawinigan Lane Sw, Calgary

MLS® #A2088584

\$399,900

3 Bedroom, 3.00 Bathroom, 1,007 sqft

Residential on 0.03 Acres

Shawnessy, Calgary, Alberta

This Bright and spacious 3 bedroom, END UNIT townhome is conveniently located near Fish Creek Park, Shopping, MacLeod Trail and the LRT! This unit has kitchen and upstairs quartz counters were replaced in 2020. Water tank was repalced in 2022. The main level includes a spacious kitchen with plenty of counter space overlooking the living room with corner fireplace & dining room. Upstairs the home has a large master bedroom with 3 piece ensuite, two additional nice sized bedrooms and a full 4 piece bathroom. Fully developed basement family room and full 2 peice bathroom. Outside your patio doors enjoy a semi-private yard complete with a a deck that will be planned to be replaced in the month of October/ Novemeber 2023. The seller has also paid the extra \$3000 to have the extended deck replaced. It has plenty of space for your BBQ & patio furniture. Enjoy parking in the attached single garage this winter! The unit also has 3 schools conviently located within minutes walk of the unit. CBE Schools: Janet Johnstone K-Gr.4(early french immersion program)Samuel W. Shaw School(Gr, 5-9) Catholic: Father Doucet K to grade 6. The ample vistor parking is conviently located next to the unit. Book your showing now before its too late!

Built in 1993

Essential Information



MLS® #	A2088584
Price	\$399,900
Sold Price	\$405,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,007
Acres	0.03
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	42 Shawinigan Lane Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3B5

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	November 8th, 2023
Days on Market	20
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	BOW REALTY
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