

\$499,000 - 31 Shawcliffe Circle Sw, Calgary

MLS® #A2110987

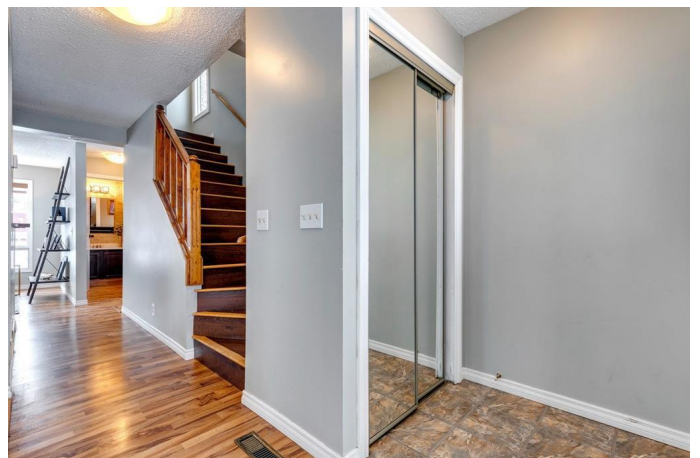
\$499,000

4 Bedroom, 3.00 Bathroom, 1,323 sqft

Residential on 0.10 Acres

Shawnessy, Calgary, Alberta

Nestled in the established neighborhood of Shawnessy, this 1983 charmer with its sloped roof silhouette merges classic design with modern touches. This home, spanning over 2,000 square feet of developed space, offers a seamless blend of coziness and utility appealing to today's discerning buyer. The main level boasts glossy walnut laminate flooring, which extends into a spacious living room, complete with ample space for a home office setup. The kitchen, adorned with stylish wainscoting, boasts an abundance of cabinetry, stainless steel appliances, and enough room to accommodate a family-sized dining table, making meal times a communal joy. An inviting family room is anchored by a wood-burning fireplace and graced with a wall of windows that frame views of the west-facing yard, ushering in cascades of natural light. The tranquility outside is mirrored within, making it an ideal retreat for relaxation or entertaining guests. Ascend to the upper level where a master bedroom awaits offers "cheater access" to the family bathroom and accompanied by two additional generously sized bedrooms. The fully finished basement is a significant bonus, presenting a vast recreational room perfect for hosting gatherings, a full 3-piece bathroom, and a fourth bedroom endowed with double closets and a built-in desk. For the young or young at heart, a custom-built playhouse under the stairs offers a whimsical escape. Outside, the wraparound deck and raised planters invite the



gardening enthusiast to indulge in their green-thumbed hobbies while admiring their urban oasis. The convenience of a concrete pad accessed via the back alley provides ample opportunities for RV parking or an additional vehicle. Situated in the heart of Shawnessy, the home ensures easy accessibility to shopping centers, public transit via the LRT, and MacLeod Trail. Community amenities such as an Ice Rink, Tennis Courts, and The Barn are mere moments away, ready to enrich your lifestyle. This residence promises a blend of comfort, convenience, and understated style for those seeking a place to call home

Built in 1983

Essential Information

MLS® #	A2110987
Price	\$499,000
Sold Price	\$540,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,323
Acres	0.10
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	31 Shawcliffe Circle Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Y 1E6

Amenities

Parking Spaces 3

Parking Driveway, Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features Central Vacuum, Closet Organizers, Natural Woodwork, No Smoking Home, Storage

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Brick Facing, Glass Doors, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden

Lot Description Back Yard, Landscaped, Underground Sprinklers, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 2nd, 2024

Date Sold March 7th, 2024

Days on Market 5

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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