

# \$520,000 - 77 Shawglen Court Sw, Calgary

MLS® #A2112378

**\$520,000**

4 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.08 Acres

Shawnessy, Calgary, Alberta

Welcome to your perfect family residence! With its prime location, this home offers unmatched convenience for your growing family. Step into the inviting main floor living room, where soaring vaulted ceilings create an atmosphere of spaciousness and elegance, perfect for relaxation and gatherings. With three bedrooms upstairs and a four-piece bathroom, everyone can enjoy their own private retreat. Downstairs, discover an additional bedroom and a convenient three-piece bathroom, perfect for guests or as a teenager's haven. A large rec room on the lower level has endless possibilities. The fully finished home includes new siding and freshly updated asphalt shingles, ensuring both durability and aesthetic appeal. Let the sunlight flood in through the 2012-installed windows as you relax in the cozy living spaces. Plus, a huge crawl space storage! Situated within walking distance to parks, shopping, and transit, this home offers unparalleled convenience. Step outside to the spacious south-facing yard, featuring a charming pergola, patio fire pit with ample space to build your dream garage. With its perfect blend of comfort and functionality, this home is ready to welcome your family's next chapter. Don't miss out on this opportunity to make it yours!

Built in 1989

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2112378      |
| Price          | \$520,000     |
| Sold Price     | \$536,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 930           |
| Acres          | 0.08          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Sold          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 77 Shawglen Court Sw |
| Subdivision | Shawnessy            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y 2R1              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 1                       |
| Parking        | Off Street, See Remarks |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings                                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                        |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full                                                                              |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Fire Pit, Garden, Playground, Private Yard |
| Lot Description   | Back Lane                                  |
| Roof              | Asphalt Shingle                            |

|              |                                           |
|--------------|-------------------------------------------|
| Construction | Brick, Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 7th, 2024  |
| Date Sold      | March 15th, 2024 |
| Days on Market | 9                |
| Zoning         | R-C2             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.