

\$550,000 - 325 Shawinigan Drive Sw, Calgary

MLS® #A2116352

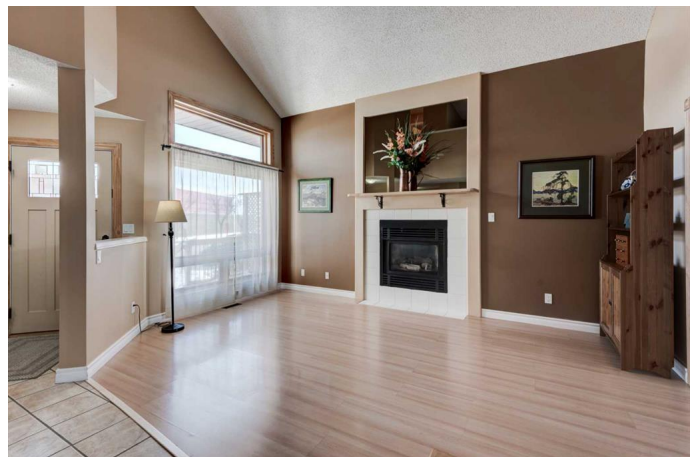
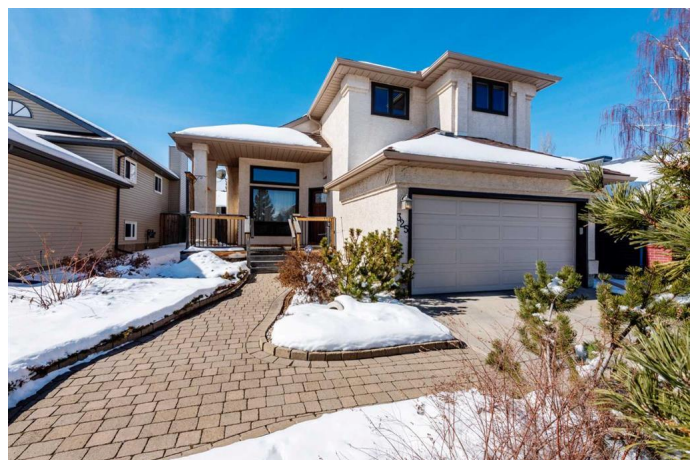
\$550,000

3 Bedroom, 3.00 Bathroom, 1,671 sqft

Residential on 0.11 Acres

Shawnessy, Calgary, Alberta

This family home is conveniently located across the street from Samuel W. Shaw School so you can watch your kids walk to school, making it ideal for busy families. The bright & open layout is filled with natural light & has plenty of space for everyone to enjoy. The kitchen features white cabinetry with laminate counters, providing a clean & functional space for meal preparation. The formal dining room allows for flexibility when hosting gatherings & family dinners as you can expand into the large living room which boasts a vaulted ceiling. The welcoming atmosphere is perfect for relaxing or entertaining. Upstairs, you'll find maple hardwood flooring, a huge master bedroom with a large walk-in closet & ensuite, along with two additional good-sized bedrooms. While the basement is partly finished with framing, studs, & electrical work (no permits), it offers great potential for customization to suit your needs. The garage is insulated & drywalled, providing added convenience & storage space. Updates to the home include a new hot water tank (2023), painting, front windows replaced in 2008 (Pella Windows & Doors), updated toilets, tiles, & cabinets in the bathrooms (2012 & 2016), as well as new front & back doors (Pella Windows & Doors), some plumbing updates, & a new garage overhead door in 2022, Lennox A/C, Lennox high efficiency furnace (95%), heat recovery ventilator, touch screen programmable thermostat (2014). Enjoy your morning coffee on the spacious front veranda



overlooking paver stone landscaping & sprinkler system. The spacious southwest-facing backyard is fully fenced, offering a private & secure space for the kids to play. Youâ€™ll be close to all amenities â€“ schools including Father Doucet Catholic School, grocery stores, restaurants, banks, coffee shops, public library, C-train stations, bus routes, YMCA & so much more! Youâ€™ll love living here!

Built in 1992

Essential Information

MLS® #	A2116352
Price	\$550,000
Sold Price	\$660,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,671
Acres	0.11
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	325 Shawinigan Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3A2

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
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Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 1st, 2024
Date Sold	April 4th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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