

\$549,900 - 254 Shawnessy Drive Sw, Calgary

MLS® #A2117682

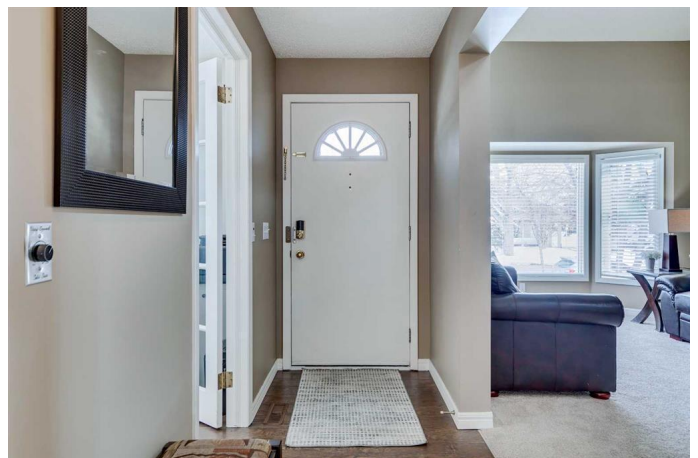
\$549,900

4 Bedroom, 4.00 Bathroom, 1,530 sqft

Residential on 0.13 Acres

Shawnessy, Calgary, Alberta

Welcome to this charming 2-story home nestled in the desirable community of Shawnessy! With its array of features and convenient location, this property offers the perfect blend of comfort and accessibility. As you enter you will see a formal dining room with views to your front porch, easily converted to a den or office with a glass door to close it off. You'll cross into the great living room with vaulted ceilings, and large windows allowing so much natural light through your home. The kitchen is equipped with stainless steel appliances, perfect for any family's needs. Large enough to accommodate informal dining for those busy mornings. Continue through the open concept to the family room, be greeted by the warmth of a gas fireplace as the focal point of the room, creating an inviting ambiance for cozy gatherings. The main level boasts an abundance of natural light streaming in through huge windows, accentuating the spaciousness of the living area. You are then led out to a deck with a pergola, ideal for al fresco outdoor dining or relaxation in the west-facing backyard. Enjoy the convenience of main-level laundry large enough to help you live out your mudroom dreams. Upstairs, the primary bedroom awaits with dual closets and an updated 3-piece ensuite featuring a walk-in shower, providing a private retreat after a long day. Two additional bedrooms and an updated 4-piece bath with a soaker tub complete the upper level. The basement, partially finished, offers versatility



and potential with a wood-burning fireplace, hookups for additional laundry, and the opportunity to add another bathroom steps away from being completed (2k estimated to complete), making it an ideal space for recreation customized to suit your needs. Outside, the double detached garage provides ample parking and storage space, while the community amenities including parks, schools, tennis courts, walking and bike paths, offer endless opportunities for outdoor enjoyment. Conveniently located, walking distance to 3 schools, Shawnigan Park and 5 min drive to Shawnessy Shopping Centre - Cardel Rec Centre, YMCA, library, Walmart, Superstore, gyms, C-train station, restaurants. With the ring road now open access to the entire city is easily accessible. Don't miss out on the chance to make this wonderful home yours â€“ schedule your showing today and experience the best of Shawnessy living!

Built in 1984

Essential Information

MLS® #	A2117682
Price	\$549,900
Sold Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,530
Acres	0.13
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	254 Shawnessy Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y1M5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Off Street

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Tile, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Other, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Other, Private, Rectangular Lot, See Remarks, Treed
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 10th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

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