

\$650,000 - 343 Shawinigan Place Sw, Calgary

MLS® #A2124880

\$650,000

4 Bedroom, 3.00 Bathroom, 1,733 sqft

Residential on 0.12 Acres

Shawnessy, Calgary, Alberta

Location Location. A Spectacular Home in Excellent Condition located in a Fantastic quiet Cul-De-Sac which is close to schools and The Park. Step in and feel right at home! Vaulted ceilings open to the upper level with Nice open railings leading to the upper level. The living room allows comfortable sitting space for you and your guests and the dining room does as well when you all sit down for a nice gathering around the table! The bright kitchen offers Beautiful and upgraded SS appliances including a 6 month old Induction Stove, Double door and double freezer drawer fridge, A 2 year old dishwasher, upgraded Tile backsplash and lots of convenient cupboard space. Granite counters top off this wonderful room. Take the time to Relax in the generous sized Family room with a cozy gas insert fireplace on those cool nights. Main floor laundry and a good sized front foyer finish off this level very nicely. Heading upstairs provides you with 3 generous sized bedrooms and a 3 piece ensuite bath that is fully renovated with a big beautiful shower. The basement level offers a large open area, complete with a decorative electric fireplace, and is perfect for a games area and home theatre type of activity. A small bar area and good sized 4th bedroom (Window does not meet egress standards) finish off the developed space. You have a 2 year old variable speed high efficiency furnace, a 5 year old Hot Water Tank and also Air Conditioning for complete comfort at any time



of the year! Let's go outside now and enjoy a beautiful West facing deck (14' 7 x 11' 11) with accent timbers that was redone aprox 5 years ago. There are also manually operated sprinklers in the yard. There is a 10'4 x 23' 7 RV parking area that has a tent type cover making its a great storage space for an extra car, Quads or many other things! This tent structure can be removed easily if you do wish to have it! The quiet cut-de-sac location provides a very long driveway for this home which can easily accommodate 4 cars and the garage is deep enough on one side to park your pickup or bigger SUV. Poly B piping has all been replaced. This is a move in ready home that requires no extra work! Don't miss it!

Built in 1989

Essential Information

MLS® #	A2124880
Price	\$650,000
Sold Price	\$732,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,733
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	343 Shawinigan Place Sw
Subdivision	Shawnessy
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Y 2N7

Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized

Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Smoking Home, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	High Efficiency, Electric, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Electric, Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Underground Sprinklers, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 23rd, 2024
Date Sold	April 25th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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