

\$549,900 - 306 Shawnessy Drive Sw, Calgary

MLS® #A2127519

\$549,900

5 Bedroom, 4.00 Bathroom, 1,471 sqft

Residential on 0.13 Acres

Shawnessy, Calgary, Alberta

Welcome to your 2-storey home in the heart of Shawnessy! This established corner lot features 5 bedrooms, 3.5 bathrooms, and over 2100 square feet of total living space. As you step into this inviting residence, you're greeted by an abundance of natural light streaming through large windows, illuminating the spacious living room featuring a charming brick-facing fireplace. Adjacent is a delightful dining room, perfect for hosting gatherings with friends and family, offering more large windows overlooking the large backyard. The main level is designed with convenience in mind, with the primary bedroom located on this floor, complete with a 2-piece ensuite. The kitchen with white cabinetry, stainless-steel appliances and a large window at your sink overlooking the backyard, while the casual dining area beckons you to enjoy meals with direct access to your outdoor dining space, partially covered by a pergola. Completing the main level is an additional 4-piece bathroom. Ascend to the upper level to discover three more well-appointed bedrooms and another 3-piece bathroom, ensuring ample space for the entire family. Venture downstairs to the finished basement, where a large recreational room awaits, offering endless possibilities for entertainment and relaxation. An additional bedroom with a double-door closet, storage space, and another 3-piece bathroom add to the functionality of this notable home. Outside, enjoy the convenience of a double attached front garage and a spacious driveway



providing plenty of parking options. Situated on a generous lot with mature trees and ample lawn space in your WEST facing backyard. This home offers endless opportunities for outdoor enjoyment throughout the year. Located in the vibrant community of Shawnessy, residents enjoy access to a wealth of amenities including parks, schools, tennis courts, walking and bike paths, and more. With three schools within walking distance and Shawnessy Shopping Centre, Cardel Rec Centre, YMCA, library, Walmart, Superstore, gyms, C-train station, and restaurants just a 5-minute drive away, convenience is at your fingertips. Plus, with the ring road now open, access to the entire city is easier than ever before. Don't miss your chance to make this excellent Shawnessy residence your forever home! Schedule youâ€™re showing today and start living the lifestyle you've always dreamed of.

Built in 1983

Essential Information

MLS® #	A2127519
Price	\$549,900
Sold Price	\$590,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,471
Acres	0.13
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	306 Shawnessy Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y1M5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Insulated, Off Street, Owned, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Recessed Lighting, See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Other, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 6th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX First

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