

\$499,900 - 356 Shawcliffe Circle Sw, Calgary

MLS® #A2134068

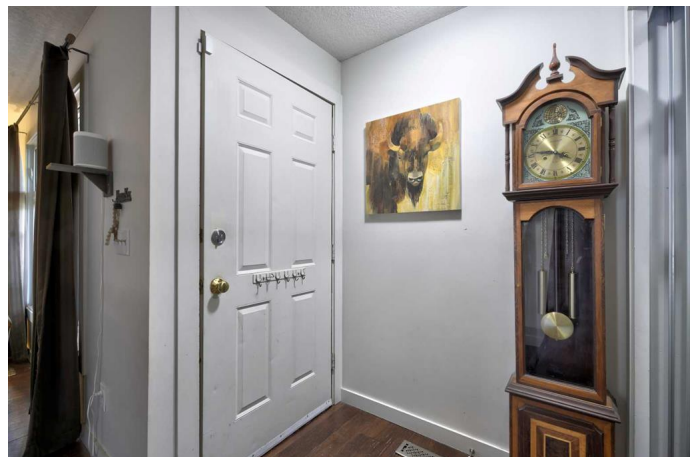
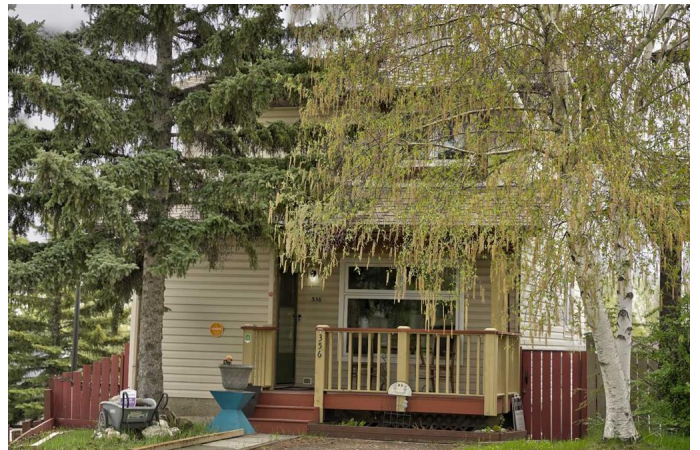
\$499,900

2 Bedroom, 3.00 Bathroom, 1,075 sqft

Residential on 0.09 Acres

Shawnessy, Calgary, Alberta

Unbeatable value. A Detached fully developed walk out basement just 3 minutes to the LRT with your dream over sized heated garage and extra RV parking. Enjoy the convenience of parking directly in front of your house in your parking spot or sitting on your front porch enjoying the evening sun. A The main floor features a large living room and updated kitchen with stainless steel appliances, granite counter tops and access to your renovated deck with sliding glass doors. A Off the kitchen is a renovated 2 piece bath with loads of storage. The upper level boasts an updated 4 piece bath, spacious guest bedroom and a large master with walk in closet which has plumbing to put in en suite in the future. A At the entrance to the lower level is laundry which could be shared by those living upstairs and downstairs. A The fully finished A walk out basement features a newly renovated full bath and plenty of room to complete an illegal suite with the separate entrance. A The addition of new windows make the space light and inviting. Plumbing and Gas Permits were pulled during this renovation. New High Efficiency Furnace 2022. A Hot Water Tank 2009. A Other upgrades include a newer concrete pad and outdoor deck. A A The exterior space is a private oasis with a large side yard complete with garden boxes that stay with the property. A To top it off the oversized 24'5x21'6 A heated garage is every mans dream. Only neighbors on one side with a convenient pathway on the north side that is



a direct 5 min walk to the Train Station.Â This is an amazing and affordableÂ opportunity.Â The house is being "Sold As Is", seller is aware that the shingles need to be replaced, the Dishwasher is leaking and the exterior siding has not been completed after the deck work.Â

Built in 1981

Essential Information

MLS® #	A2134068
Price	\$499,900
Sold Price	\$526,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,075
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	356 Shawcliffe Circle Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y1A4

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Heated Garage

Interior

Interior Features	Bathroom Rough-in, Granite Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Conditioner, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	May 31st, 2024
Days on Market	9
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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