

\$419,999 - 260 Shawinigan Drive Sw, Calgary

MLS® #A2144015

\$419,999

3 Bedroom, 2.00 Bathroom, 1,105 sqft

Residential on 0.06 Acres

Shawnessy, Calgary, Alberta

Welcome to Shawnessy Green town house complex and this fully finished 2 storey home (END UNIT) with FINISHED BASEMENT.

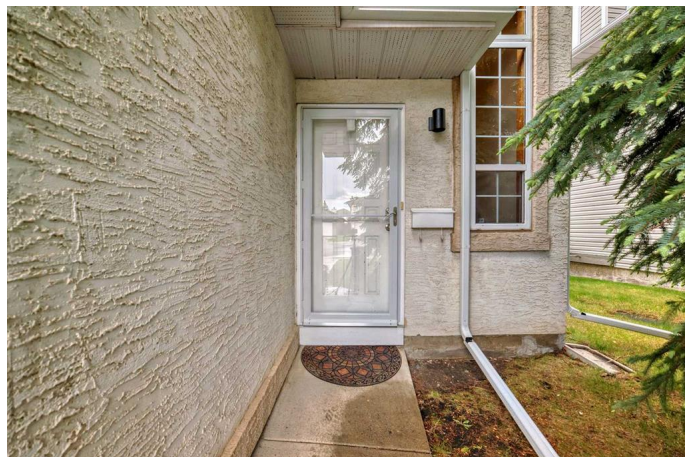
VERY LOW CONDO FEES!! 3

BEDROOMS+1.5 Bath!! This end unit shares only one common wall and has lots of windows letting in loads of sunlight throughout the home. It features a corner gas fireplace, large living area, dining area, kitchen and half bath on main level and three bedrooms and 4 PC bath upstairs. Master Bedroom is a great size as well. Basement has a large finished family room. This home has lots to offer and yet provides a new owner lots of opportunity to incorporate their touch and make it their own.

Recent improvements and upgrades: Electric range (2023), Dishwasher (2023), Hood Fan (2024), Interior Painting (2022), Water Heater (2023), last HVAC check up (2024), Water Softening system (2019), New Deck (2023).

Home is extremely well taken care of and as a result this unit is currently one of the best priced unit. This home has the single attached garage and full length driveway to accommodate total of 2 vehicles. NO SMOKING HOME and owners had no pets in the home. Located close to a new school, parks, community center, pathways and public transportation this is truly a great location. This house will not last long, so book your viewings today!

Built in 1993



Essential Information

MLS® #	A2144015
Price	\$419,999
Sold Price	\$440,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,105
Acres	0.06
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	260 Shawinigan Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3B4

Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached

Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 24th, 2024
Date Sold	July 6th, 2024
Days on Market	12
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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