

\$539,900 - 37 Shawinigan Drive Sw, Calgary

MLS® #A2144415

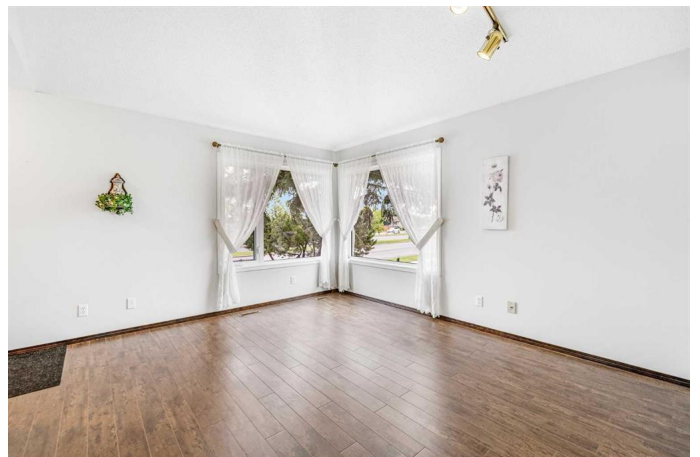
\$539,900

4 Bedroom, 3.00 Bathroom, 1,028 sqft

Residential on 0.13 Acres

Shawnessy, Calgary, Alberta

Nestled in the heart of Shawnessy, this meticulously maintained and lovingly cared-for home offers exceptional value. With over 2000 SF of living space, featuring 4 bedrooms, 3 full bathrooms, and a new, oversized single-car garage, all major updates have been taken care of over the years, including newer vinyl windows, siding, roof, and hot water tank. As you step inside, you're greeted by a cozy living room with large windows that fill the space with natural light. This inviting and airy area is perfect for relaxation and gatherings. The main floor boasts elegant laminate flooring and vaulted ceilings, seamlessly connecting each room. The kitchen, conveniently located just around the corner, offers good storage and cabinet space, complemented by a window over the sink. Next to the kitchen is a formal dining area, which overlooks the backyard with a deck and provides an ideal setting for family meals and entertaining guests. One of the standout features of this property is the beautifully landscaped West-facing backyard with a deck and pergola. Step outside to your private oasis for relaxation, gardening and outdoor living. Enjoy mornings and evenings on the pergola-covered deck, surrounded by mature trees and lush bushes. The backyard also features a brand-new oversized single-car garage and a convenient shed. Upstairs, you'll find two generously sized bedrooms, including a primary bedroom with a spacious walk-in closet. The main bathroom with a



cheater ensuite door features dual sinks and a soaker tub. The lower level offers even more living space with a second living room with a cozy gas fireplace, an additional bedroom, and a full bathroom. The basement has an extra bedroom (non-legal-size window), a newer full bathroom, a laundry area equipped with a newer washer and dryer, and ample storage space, including a large crawl space. A HWT was replaced in 2019, along with a washer and dryer. Situated just minutes from numerous schools, parks, playgrounds, walking paths, tennis courts, and a convenient C-train station. With quick access to Stoney and McLeod Trail, you are well-connected to the gateway of Fish Creek Park, Spruce Meadows, and various shopping and dining options. The area also offers a movie theatre, YMCA and more to explore and enjoy. This delightful gem in a family-friendly neighbourhood won't last long. Don't miss your chance to make this charming home yours!

Built in 1990

Essential Information

MLS® #	A2144415
Price	\$539,900
Sold Price	\$574,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,028
Acres	0.13
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	37 Shawinigan Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 1Y4

Amenities

Parking Spaces	1
Parking	Garage Faces Rear, Insulated, Oversized, Single Garage Detached

Interior

Interior Features	Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Crawl Space, Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	July 21st, 2024
Days on Market	16
Zoning	R-C2
HOA Fees	0.00

Listing Details

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