

\$579,987 - 279 Shawinigan Drive Sw, Calgary

MLS® #A2147721

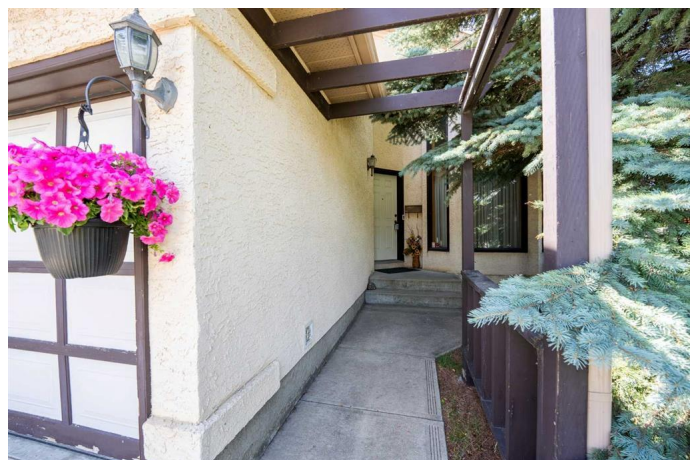
\$579,987

4 Bedroom, 3.00 Bathroom, 1,252 sqft

Residential on 0.19 Acres

Shawnessy, Calgary, Alberta

Incredible opportunity on the market for the first time with the original owner! Presenting the Berkley 91, a former showhome by "Going to" Carolina Homes. This 3-level split floor plan is both sustainable and livable, fully developed to meet all your needs. The home is situated proudly on an enormous pie-shaped lot across from the school and close to all recreation and amenities. The backyard is so spacious that you can park a large Class A motorhome inside the fenced area. Enjoy the mature landscaping with fruit trees, and a tiered deck overlooking a hot tub under a roof enclosed gazebo. Enter through the front door to a large, welcoming foyer, with the living or dining room to your right. Upstairs, the grand kitchen invites family gatherings filled with laughter. The super-sized backyard is perfect for hosting, so you'll need to call out loud for dinner time. The primary bedroom features a walk-in closet and a 4-piece ensuite. The main bath serves the additional two bedrooms. The fully developed lower level boasts a cozy fireplace in the family rec room, an additional bedroom, a 2-piece bathroom, and several hobby/office spaces. Railroad enthusiasts will appreciate the themed park in the double attached garage (look but don't touch until you buy). The total square footage is around 1,700 sq ft, with 1,200 sq ft on the upper levels and 500+- sq.ft on the lower level, providing ample space for family fun and enjoyment. Seller has new floor covering for lower family room ready for the new owner to



install if desired in storage room.. Note: Price adjustment today. Drive buy 279 Shawinigan Dr.S.W. Call for your private viewing!

Built in 1991

Essential Information

MLS® #	A2147721
Price	\$579,987
Sold Price	\$585,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,252
Acres	0.19
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	279 Shawinigan Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2Y4

Amenities

Parking Spaces	2
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Bookcases, Built-in Features, Laminate Counters, Natural Woodwork, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Microwave Hood Fan,

	Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Recreation Room, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Yard, RV Hookup, Storage, Uncovered Courtyard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Gazebo, Front Yard, Lawn, Low Maintenance Landscape, Gentle Sloping, Irregular Lot, Landscaped, Many Trees, Street Lighting, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2024
Date Sold	August 1st, 2024
Days on Market	16
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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