

\$649,900 - 115 Shawinigan Place Sw, Calgary

MLS® #A2150795

\$649,900

4 Bedroom, 3.00 Bathroom, 1,186 sqft

Residential on 0.12 Acres

Shawnessy, Calgary, Alberta

Stunning four-level split with over 2,300 sq. ft. of potential living space nestled on a pie-shaped lot in a quiet cul-de-sac. As you step inside, you will be greeted by an inviting open concept layout with vaulted ceilings and abundant natural light. The main level boasts a unique design that maximizes space, highlighted by expansive windows and vaulted ceilings in the living room, creating a bright and welcoming atmosphere. The kitchen, featuring granite countertops, offers generous counter and cabinet space for storage and hosting. A newly installed sliding back door enhances the inviting breakfast nook, seamlessly connecting to the deck and expansive private yard, complete with a gas line for convenience. The upper level hosts three bedrooms and two full bathrooms, thoughtfully arranged for optimal family living. The impressive master bedroom includes ample closet space and an upgraded 3-piece ensuite. On the third level, enjoy a delightful family room flooded with natural light, an open railing concept to the kitchen, and a brick-faced fireplace – perfect for cozy evenings. A fourth bedroom and recently renovated bathroom offer flexibility and comfort. The unfinished basement features a framed workshop, laundry area, and abundant storage. Recent upgrades include replacement of all Poly B piping (2023), a new hot water tank (2022), new shingles (2022), a new skylight (2022), Lux triple-pane windows (2024 - throughout most of the house), Hunter



Douglas blinds (2024 - throughout most of the house), new carpet on the lower level (2021), and fresh Benjamin Moore paint throughout the house in 2021. A negative Radon test was conducted in 2023. Outside, the extremely private backyard is your own private oasis. It has been extensively landscaped and boasts many trees and fruit bearing plants including concord grape vines, raspberries, an apple tree, and Nanking cherries, adding to the charm and privacy of the home. Conveniently located within walking distance to schools, parks, walking paths, shops, and transit, this property offers everything you need. Don't miss your chanceâ€”schedule your private showing today before it's gone!

Built in 1988

Essential Information

MLS® #	A2150795
Price	\$649,900
Sold Price	\$672,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,186
Acres	0.12
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	115 Shawinigan Place Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Y 2V6

Amenities

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features Granite Counters, No Smoking Home, See Remarks, Vaulted Ceiling(s), Vinyl Windows

Appliances Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Brick Facing, Family Room, Gas Log

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Cul-De-Sac, Lawn, Landscaped, Pie Shaped Lot, See Remarks, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 19th, 2024

Date Sold July 26th, 2024

Days on Market 7

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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