

\$549,900 - 35 Shawglen Place Sw, Calgary

MLS® #A2155802

\$549,900

3 Bedroom, 2.00 Bathroom, 978 sqft

Residential on 0.10 Acres

Shawnessy, Calgary, Alberta

Welcome home to this meticulously updated and cared for home situated on a quiet cul-de-sac (with playground), in the SW community of Shawnessy. Over 1780 sq. ft. of living space including the fully developed basement, a 22' by 24' heated and insulated over-size double garage, situated on a pie shaped lot with both a front yard and a very private, professionally landscaped back yard.

Walk up the lovely, newly poured concrete walkway, through the landscaped front yard, note the fresh paint on the exterior and the new screen door. You'll notice the bright and airy living room with several windows (the home has all newer windows), hardwood floors, vaulted ceilings, and a wood burning stove which saves the homeowner significant \$ on winter heating bills.

The open concept kitchen and dining room has a gorgeous bay window looking out to the backyard. The kitchen has stainless steel appliances, including a new dishwasher and custom concrete counter tops and backsplash. Access the backyard through a convenient stairway and entry way which also leads to the lower level.

The primary bedroom is massive with double closets, four (yes, four!) windows, and new carpets. The full, four piece bathroom on the main level has been completely renovated and



includes stylish black fixtures, tub and a large, operable window. There's also another bedroom on the main floor.

Walk down to the fully finished basement. You'll find an even larger second primary bedroom (window not egress) with new pot lighting and an ensuite bathroom that has been recently renovated. You'll also find a good-sized rumpus room with new carpets, additional storage room under the stairs, and a great bonus 10'3" x 8'5" hobby room/ den (see floor plan). The utility room has a washer/dryer (new), more storage, and a new water heater (2021).

The backyard is amazing with a poured concrete patio, beautiful garden boxes capturing plenty of sun from the south, professional landscaping, a nice tree, fire pit, and the most beautiful cedar fence. The fence has a large door at the back to allow access for larger items.

Finally, the detached, oversize garage is an extension of the home. The exterior has new Hardie Board siding, fresh paint. Inside are completely finished walls and ceiling. It is heated and insulated with brand new windows, newer garage door, and a beautiful metal topped work bench (on the right when you walk in) is included.

This home has been a well-cared for investment by a loving family and it is move in ready for the new owners to enjoy. Shawnessy is great SW neighbourhood with schools, parks and excellent access to major roads, exceptional amenities and shopping.

Built in 1983

Essential Information

MLS® #	A2155802
Price	\$549,900
Sold Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	978
Acres	0.10
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	35 Shawglen Place Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 1X9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Off Street, Oversized

Interior

Interior Features	No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2024
Date Sold	August 16th, 2024
Days on Market	9
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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