

\$665,000 - 44 Shawnee Way Sw, Calgary

MLS® #A2156103

\$665,000

4 Bedroom, 4.00 Bathroom, 2,237 sqft

Residential on 0.13 Acres

Shawnee Slopes, Calgary, Alberta

Welcome to the perfect family home in the desirable community of Shawnee Slopes! This stunning 4 bed, 3.5 bath boasts 3,513 sqft of total space. Enjoy the convenience of public transit a short walk away and the luxury of a private yard with a hot tub. Cozy up by the fireplace or take a stroll to nearby Fish Creek Park. Updates include new windows and siding (2015), new furnace (2020), and a smart garage door (2022). Experience comfort with heated floors in upper bathrooms, and of course Central A/C for those hot summer nights. This south backing yard is a dream and you'll love not having neighbours behind you! Downstairs you'll find an amazing man-cave/rec area, with a bar, built-in storage and a pool-table... it's a lot of fun down here. The shake roof looks amazing and has had regular maintenance including post-hail inspection in the last year! Don't miss out on this amazing opportunity, schedule your viewing today, we'd be happy to accommodate.

Built in 1990

Essential Information

MLS® #	A2156103
Price	\$665,000
Sold Price	\$650,000
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	2,237
Acres	0.13
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	44 Shawnee Way Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2V4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Storage, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, No Neighbours Behind, Landscaped, Private,

	Rectangular Lot
Roof	Cedar Shake
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	September 6th, 2024
Days on Market	28
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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