

\$650,000 - 9 Shawbrooke Close Sw, Calgary

MLS® #A2157987

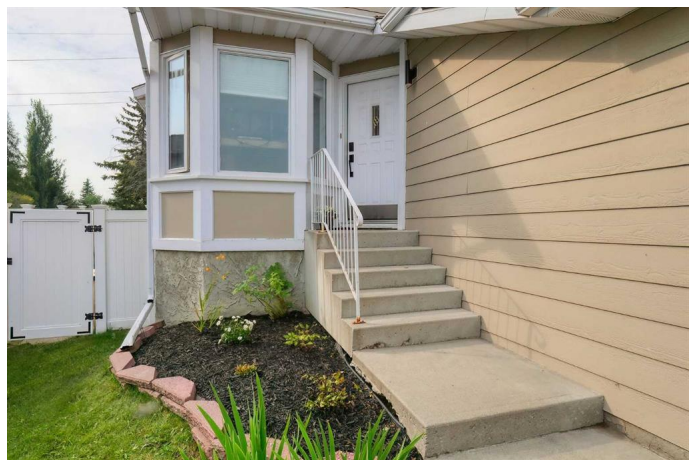
\$650,000

3 Bedroom, 3.00 Bathroom, 1,695 sqft

Residential on 0.12 Acres

Shawnessy, Calgary, Alberta

Located in the amazing community of Shawnessy. Over 2400 square feet of developed living space, this home has had several upgrades including paint, flooring, window coverings, electrical and plumbing. The exterior of the house is clad with maintenance free HARDY BOARD SIDING, has maintenance free VINYL FENCING and NEWER ROOF Shingles with class 3 impact HAIL RESISTANT shingles. Interior upgrades include QUARTZ countertops and tile backsplash on the main floor as well as a newer dishwasher. The kitchen appliances are STAINLESS STEEL. The main floor has a separate living room and dining room area, a family room with a BRICK faced gas FIREPLACE, an eating nook, a kitchen with a separate pantry and an eat-up ISLAND; all enough to accommodate large families during the holidays. Let's not forget about the Main Floor powder room laundry. The large front entrance with an open staircase leads to the second floor that includes an immense primary bedroom with His and Hers closets, a spacious 4 piece ENSUITE with a beautiful SOAKER tub and a separate toilet area. Two additional bedrooms and the main bathroom complete this level. The basement is developed with a large rec room and bedroom or office with built-in desk. MOVE-IN READY yet priced right to add your own personal touch! The 2 car attached garage with walls that are insulated and dry walled also has a high ceiling to allow for lots of storage. The



HUGE south facing back yard with only one immediate neighbor is an oasis with mature TREES and a large DECK for your seasonal enjoyment. This home is nestled on a QUIET street with extremely short walking distance to both CBE and Separate SCHOOLS Board elementary and junior high schools and as well as Shawinigan Park with the ICE RINK. Close to School and Skating Rink. The Community also has their own Zamboni! This home is a must see!

Built in 1993

Essential Information

MLS® #	A2157987
Price	\$650,000
Sold Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,695
Acres	0.12
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	9 Shawbrooke Close Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3A2

Amenities

Parking Spaces	4
----------------	---

Parking	Double Garage Attached
---------	------------------------

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	August 15th, 2024
Date Sold	August 26th, 2024
Days on Market	11
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.