

97 Shawinigan Drive SW
Calgary, Alberta

MLS # A2162116



\$649,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,531 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s)		

Inclusions: Trampoline, out door umbrella, Furnitures are negotiable

Welcome to this stunning home located in the highly sought-after neighborhood of Shawnessy! This beautifully updated 4-level split house offers convenience and modern living, with a bus stop right at your driveway and walking distance to schools, shopping centers, and all essential amenities. The home features a spacious garage with a side entrance and has seen significant upgrades, including a new roof in 2022, high-efficiency windows installed in 2023, and all-new exterior doors. The brand-new kitchen boasts modern cabinets, a long kitchen island, a new double sink, and updated appliances, including a new electric stove and fridge from 2023. The open kitchen and dining areas are enhanced by modern lighting and vaulted ceilings, creating a bright and airy atmosphere. Step outside to a large patio, perfect for summer family gatherings, complete with a trampoline and outdoor umbrella for added enjoyment. Additional upgrades include a new washer/dryer, a new hood fan, blinds installed in 2024, a new garage door, and security cameras for extra peace of mind. This home is zoned R-CG, allowing for flexibility in residential use, including single-family homes, duplexes, and more subject to the city approval. Don't miss this opportunity to enjoy comfortable, modern living in a prime location! The seller is open to including most of the furniture at their sole discretion, making this home even more convenient and move-in ready! This opportunity won't last long—contact your favorite realtor to make it yours today!