



## 85 Shawinigan Drive Calgary Alberta

\$679,000

Well-built and lovingly maintained, this 3-bedroom home is ideally located within walking distance to three schools, the C-Train, and shopping, making it a perfect place to raise a family. Recent updates include new flooring, fresh paint, new appliances, updated vanities, and roof shingles replaced in 2021, along with a new hot water tank installed in the same year. This home is truly move-in ready. The living space feels bright and spacious, thanks to vaulted ceilings and skylights. The large kitchen offers enough room for a kitchen table, while the formal dining area is conveniently located nearby and open to the main living room. Enjoy the summer breeze on the north-facing front deck, perfect for relaxing outdoors. Upstairs, you'll find two bedrooms, including the primary bedroom with a walk-in closet and ensuite bath, as well as another full bathroom. The lower level features a cozy family room with a brick wood-burning fireplace, sliding-door access to the freshly painted back deck, and a massive backyard. A third bedroom, a half bath, and laundry complete the lower level, which also provides access to the oversized front-drive garage. The basement is partially finished and ready for your personal touch. This home offers excellent access to public transit and a variety of amenities in Shawnessy. Don't miss this turn-key opportunity to make it your new home! (id:6769)

Family room 17.00 Ft x 14.75 Ft

Bedroom 11.67 Ft x 8.08 Ft

2pc Bathroom 6.17 Ft x 4.42 Ft

Laundry room 5.00 Ft x 2.75 Ft

Primary Bedroom 16.08 Ft x 10.92 Ft

Bedroom 9.92 Ft x 9.83 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

3pc Bathroom 8.58 Ft x 7.67 Ft

Living room 13.92 Ft x 12.83 Ft

Kitchen 13.83 Ft x 13.00 Ft

Dining room 11.08 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:

MaxWell Capital Realty



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**Mirror**

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