1008 Shawnee Drive Calgary Alberta

$1,749,800

Unlock the potential of this acreage in heart of the city, boasting over 3000 sqft and situated on a generous lot that backs directly onto the serene Fish Creek Park. This unique offering in Shawnee Estates emphasizes land value, with approved plans available for subdivision into five separate lots, making it an ideal investment for developers or those looking to build their dream homes in a picturesque setting. The property is bordered by lush green space, providing a tranquil and private atmosphere that enhances its appeal. While the existing residence features four bedrooms, 3.5 bathrooms, and an inviting open floor plan with vaulted ceilings and a wood-burning fireplace, the true value lies in the land and its potential for future development. Whether you choose to renovate the current home or capitalize on the subdivision opportunity, this property offers endless possibilities. With easy access to the C-train, McLeod Trail, and nearby shopping centers, this location combines the best of both nature and convenience. Seize this opportunity to invest in a one-of-a-kind property that offers both immediate enjoyment and long-term potential! (id:6769)

3pc Bathroom 8.67 Ft x 4.75 Ft	Kitchen 9.75 Ft x 15.92 Ft
Primary Bedroom 13.58 Ft x 11.67 Ft	Laundry room 8.00 Ft x 11.50 Ft
Bonus Room 27.75 Ft x 18.83 Ft	Living room 14.58 Ft x 16.33 Ft
Recreational, Games room 27.83 Ft x 19.83 Ft	Primary Bedroom 21.33 Ft x 15.17 Ft
Recreational, Games room 13.83 Ft x 32.08 Ft	Sunroom 14.00 Ft x 9.50 Ft
2pc Bathroom 5.00 Ft x 4.58 Ft	4pc Bathroom 8.08 Ft x 10.92 Ft
4pc Bathroom 11.17 Ft x 5.92 Ft	Bedroom 11.08 Ft x 14.00 Ft
Dining room 20.67 Ft x 17.17 Ft	Family room 22.92 Ft x 14.50 Ft
Great room 30.17 Ft x 19.00 Ft	Kitchen 8.00 Ft x 6.83 Ft

Listing Presented By:

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