



# 97 Shawinigan Drive Calgary Alberta

\$649,000

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! (id:6769)

Primary Bedroom 14.08 Ft x 10.50 Ft  
3pc Bathroom 7.50 Ft x 10.48 Ft  
Bedroom 10.83 Ft x 7.75 Ft  
Bedroom 10.45 Ft x 7.75 Ft  
4pc Bathroom 8.23 Ft x 5.08 Ft  
Other Measurements not available  
Recreational, Games room 22.25 Ft x 13.67 Ft  
Storage 6.17 Ft x 8.75 Ft

Storage 27.17 Ft x 29.50 Ft  
Family room 14.92 Ft x 15.83 Ft  
Bedroom 9.25 Ft x 9.00 Ft  
2pc Bathroom 4.92 Ft x 9.00 Ft  
Living room 13.67 Ft x 10.33 Ft  
Dining room 12.83 Ft x 13.92 Ft  
Kitchen 16.33 Ft x 14.58 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



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