

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 \times 4.92 Ft 3pc Bathroom 8.58 Ft \times 7.67 Ft Living room 13.92 Ft \times 12.83 Ft Kitchen 13.83 Ft \times 13.00 Ft Dining room 11.08 Ft \times 9.92 Ft

Listing Presented By:



Originally Listed by: MaxWell Capital Realty



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102 cm.mackenzie@shaw.ca