

# \$615,000 - 113 Shawfield Bay Sw, Calgary

MLS® #A2141544

## \$615,000

4 Bedroom, 2.00 Bathroom, 1,601 sqft  
Residential on 0.10 Acres

Shawnessy, Calgary, Alberta

Welcome to your new home in Shawnessy! This wonderful 4-bedroom, 2-bathroom, 4-level split offers an ideal blend of comfort, convenience, and modern updates throughout, not to mention a double detached garage. Step into the main floor and be greeted by a spacious living room, perfect for entertaining or relaxing. Adjacent is the dining area, which flows seamlessly into a large kitchen, boasting ample cabinet and storage space. Whether you're a seasoned chef or a casual cook, you'll appreciate the functionality and roominess this kitchen provides, and all appliances have been replaced in the last 5 years. Upstairs, the primary bedroom features bay windows that flood the room with natural light, and dual closets for all your storage needs. Two additional bedrooms provide ample space for family or guests. The 4-piece bathroom is a haven of relaxation with its jacuzzi tub, perfect for unwinding after a long day. The lower level is designed for cozy family gatherings around the built-in fireplace and bookshelves, and there's also a convenient office for your work-from-home needs and a 3-piece bathroom. Plus, enjoy easy access to the backyard through the walk-out feature, making indoor-outdoor living a breeze. The partially finished basement offers even more space with a fourth bedroom, a large laundry area, and an undeveloped section that's versatile enough to become a gym, storage area, or whatever you envision. Outside, the maintenance-free yard is perfect for outdoor



living with multiple decks. One deck is ideal for BBQs, while another accommodates your patio set and hot tub. This home comes equipped with air conditioning and numerous updates, including fresh paint throughout, new baseboards, closet doors, and internal doors. Enjoy the elegance of Brazilian Tigerwood floors and a completely renovated lower bathroom with a walk-in shower. The home features a reverse osmosis drinking water system, tankless water heater, water softener, and new shingles installed within the last two years. Permanent LED exterior lights add the finishing touch to this beautifully updated home. Don't miss out on this exceptional property in Shawnessy - ideally located within minutes of schools, parks, shopping on 162 Ave, quick access to the LRT station, YMCA, and more - book your showing today!

Built in 1990

### **Essential Information**

MLS® #	A2141544
Price	\$615,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,601
Acres	0.10
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	113 Shawfield Bay Sw
Community	Shawnessy
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Y 2W4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 14th, 2024
Days on Market	15
Zoning	R-C2

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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