



\$ 379,900.00

12 SHAWINIGAN WAY SW CALGARY

<https://paulbrinton.com>

What a great starter home!!! Nestled on a quiet street in a desirable Shawnessy community, with amenities including schools, parks, playgrounds, shopping, LRT, YMCA, Library, and Theatre just to name a few. This Bi-level boasts almost 2000sqf of developed space, upstairs features 2 bedrooms, 3 piece bathroom, Kitchen with maple...

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bi-Level

MLS ® #: A1163310

Type: Detached

Bedrooms: 3

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-26 20:26:02

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 11/26/21

Lot size: 4015 sq ft

Year built: 1987

Parking: Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Gas

Exterior Features: None

District: CAL Zone S

Inclusions: N/A

Lot Features: Back Lane,Back Yard,Few Trees,Garden,No Neighbours Behind,Irregular Lot

Heating Type: Forced Air,Natural Gas

Total Parking: 2

Flooring: Carpet,Hardwood,Linoleum

Community Features: Park,Schools Nearby,Playground,Street Lights,Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: No Animal Home,No Smoking Home

Roof Type: Asphalt Shingle

PROPERTY INFORMATION



Basement: Finished, Full

Laundry features: Lower Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 5

Suite: No

Frontage Metres: 9.77M 32`1"

Living Area SF: 984.35

Structure Type: House

Restrictions: None Known

Levels: Bi-Level

Zoning: R-C2

List Price Square Foot: \$ 385.94

Photo Count: 36

Construction Materials: Vinyl Siding, Wood Frame

Foundation: Wood

Appliances: Dishwasher, Dryer, Electric Range, Range Hood, Washer, Window Coverings

Subdivision Name: Shawnessy

Lot Size Acres: 0.09

