



207 SHAWINIGAN Way SW
Calgary, Alberta

MLS # A2151373



\$609,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,756 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Gar		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Vinyl Windows		

Inclusions: none

Excellent well updated walkout split level with 1756 sq ft (3 levels above grade) plus 457 sq ft in lower basement level. Total of 4 spacious bedrooms, 3 and a half bathrooms, three living areas, wood burning fireplace, spacious kitchen, separate dining area, walkout to a nice deck and grass area. Oversized 26 x 26 ft heated and insulated shop garage. Updating includes: poly B repairs (2022), vinyl flooring (2022), roof shingles, eavestroughs, windows, doors (2014), furnace and hot water tank (2007). Excellent crescent location near all levels of schools both Catholic and Public