

33 Shawnee View SW
Calgary, Alberta

MLS # A2263464



\$649,900

Division:		Shawnee Slopes	
Type:		Residential/House	
Style:		2 Storey	
Size:		2,060 sq.ft.	Age: 1988 (37 yrs old)
Beds:		3	Baths: 2 full / 1 half
Garage:		Double Garage Attached, Driveway, Enclosed, Front Drive	
Lot Size:		0.14 Acre	
Lot Feat:		Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Street Light	
Heating:		Forced Air, Natural Gas	Water: -
Floors:		Carpet, Ceramic Tile, Hardwood	Sewer: -
Roof:		Asphalt Shingle	Condo Fee: -
Basement:		Full	LLD: -
Exterior:		Stucco, Wood Frame	Zoning: R-CG
Foundation:		Poured Concrete	Utilities: -
Features:		Bookcases, Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home	
Inclusions:		None	

Excellent value opportunity to get into Shawnee Estates, a truly estate home community. 2,060 sq. ft. two storey with most of the heavy lifting done. Newer high-efficiency furnace and A/C, new hot water tank, new roof, all upper-floor windows being replaced, wall-to-wall hardwood floors, painted kitchen and millwork, vaulted ceilings, cul-de-sac location with a sun-drenched south rear yard, and an unspoiled basement waiting for your future plans. Walk to Fish Creek Park and the LRT in minutes, close to schools, churches, shopping, and the ring road. Don't miss out on this opportunity to build equity in this great family home. This home is superb value to get into this upscale community.