# \$649,900 - 33 Shawnee View Sw, Calgary

MLS® #A2263464

### \$649,900

3 Bedroom, 3.00 Bathroom, 2,060 sqft Residential on 0.14 Acres

Shawnee Slopes, Calgary, Alberta

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.



#### **Essential Information**

MLS® # A2263464 Price \$649,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,060 Acres 0.14

Year Built 1988

Type Residential Sub-Type Detached







Style 2 Storey
Status Active

## **Community Information**

Address 33 Shawnee View Sw

Subdivision Shawnee Slopes

City Calgary
County Calgary
Province Alberta
Postal Code T2Y2V4

#### **Amenities**

Parking Spaces 2

Parking Double Garage Attached, Driveway, Front Drive, Enclosed

# of Garages 2

#### Interior

Interior Features Bookcases, Built-in Features, Central Vacuum, High Ceilings, No Animal

Home, No Smoking Home, Jetted Tub

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric

Cooktop, Garage Control(s), Range Hood, Refrigerator, Washer,

Window Coverings, Wall/Window Air Conditioner, Water Conditioner

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Family Room, Mantle, Wood Burning, Gas Starter

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Street

Lighting, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed October 9th, 2025

Days on Market 22

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX Realty Professionals

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