



266 Shawnessy Drive SW
Calgary, Alberta

MLS # A2324670



\$725,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,786 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Garage Faces Front, Off		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in		

Inclusions: N/A

2 GARAGES PLUS RV PARKING!!! ALL POLY B HAS BEEN REMOVED!!! This recently remodeled home in Shawnessy has a double attached garage in the front, as well as a double detached heated garage in the back, along with RV parking in the back. 7 parking spots total. Recent updates include brand new furnace, hot water tank, removal of all poly B plumbing, new flooring throughout, new butcher block kitchen countertop, new fascia, new soffit, new downspouts, new light fixtures throughout, all new kitchen appliances, updated main floor bathroom and primary ensuite bathroom. Homes also has central A/C. There are laundry hookups upstairs, as well as downstairs. The upper floor has the primary bedroom with a full ensuite and walk-in closet, as well as a second bedroom and main bath. The upper level also has a laundry room. The main floor has a convenient bedroom just off the garage entrance as well as updated kitchen with all new appliances. The basement has laundry hookups as well as a bathroom rough in, leaving lots of room for possibilities, as well as extra storage. Rear garage has plumbed in air lines and is set up well for a mechanic or handyman. Jump on this opportunity while it lasts!!!