

# \$709,000 - 275 Shawnessy Drive Sw, Calgary

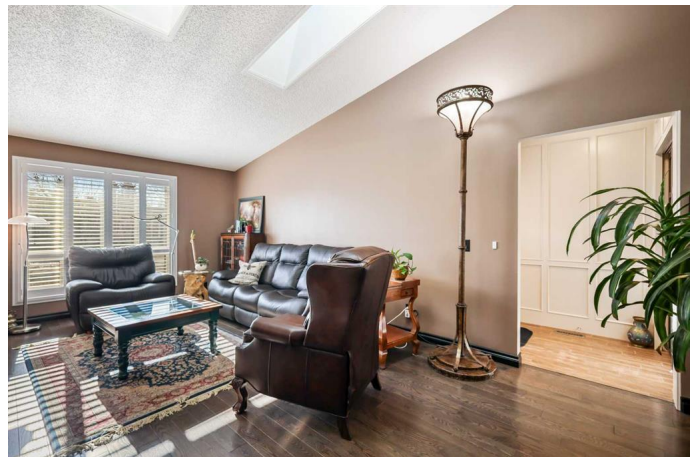
MLS® #A2199311

**\$709,000**

4 Bedroom, 4.00 Bathroom, 1,264 sqft  
Residential on 0.11 Acres

Shawnessy, Calgary, Alberta

This gorgeous home demonstrates a discriminating and creative use of space like no other. While technically a 4-level walkout, this home feels so much larger with thoughtful redesign through a major professionally completed renovation. You are greeted on the main floor with an open concept living room, dining area, and a generous kitchen, including a robust island/breakfast bar. Up just a few stairs are a 4-piece bath, 2 healthy bedrooms, a modernized Den/Office (which could easily be returned to a 3rd bedroom), and a 4-piece ensuite bath with whirlpool-style tub. Hickory hardwood and ceramic tile flooring throughout. The lower level offers another bathroom, laundry, and your Family Room with an updated fireplace, wiring for 5-speaker surround-sound in the walls, and glass door access to the rear patio, back yard, and the oversized double garage. Indeed, at a 25-foot depth, this garage is a dream with ample power for most any homeowner (including 220-volt for the EV or welder), ALL of the existing shelving and cabinets (offering tons of storage) and bike racks are included. It's fully insulated and very well heated to spend a wintery Sunday afternoon in. The yard itself is very low maintenance and even has a unique yet versatile watering system for your gardens. A list of further features and bonuses can be found on the counter! And the big BONUS is "Very RARE in Shawnessy - it's an INCOME generator! The lower floors have what is currently a healthy, tasteful, and



complete 2-bedroom illegal SUITE (currently rented). With all permits completed, this City conforming secondary (illegal) suite has an application submitted and is expected to be upgraded to LEGAL Secondary status within weeks. The (illegal) SUITE also has both separate private or/and shared access. Come and see us! We're in a very quiet neighbourhood with great access to shopping and choice restaurants. And excellent biking to Fish Creek Park or a quick walk over to the Barn!

Built in 1983

### **Essential Information**

MLS® #	A2199311
Price	\$709,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,264
Acres	0.11
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	275 Shawnessy Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4A 0T3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized, 220 Volt Wiring,

Alley Access, Insulated

# of Garages 2

### Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance, Wired for Data, Bidet, Skylight(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Natural Gas, High Efficiency

Cooling Other

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Low Maintenance Landscape, Gentle Sloping

Roof Asphalt Shingle

Construction Brick, Composite Siding, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed March 7th, 2025

Days on Market 5

Zoning R-CG

### Listing Details

Listing Office CIR Realty

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