

# \$750,000 - 145 Shawnee Court Sw, Calgary

MLS® #A2240558

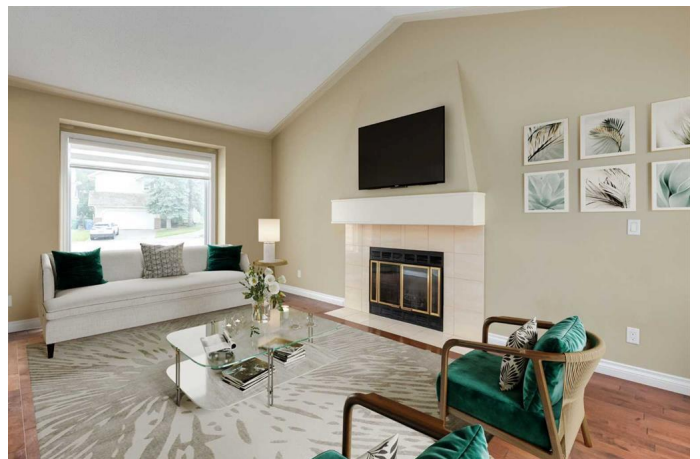
## \$750,000

3 Bedroom, 3.00 Bathroom, 2,273 sqft

Residential on 0.11 Acres

Shawnee Slopes, Calgary, Alberta

Spacious and bright. Significant upgrades, modern finishings, terrific location and a great floor plan. Newer vinyl windows, Asphalt shingles, a H/E furnace, NO POLY B plumbing, renovated kitchen with white cabinetry, granite counter tops & stainless steel appliances, hardwood floors, and a renovated 3 piece bath with walk in shower are only some of the notable upgrades. This home is bright with an abundance of windows. The floor plan is very functional & versatile. The front living room with vaulted ceiling & fireplace is right off the appealing, open front foyer. There is a large dining room perfect for family festivities or as a flex space. The kitchen is open to a casual eating nook and leads to the private west facing back yard and the large family room with a 2nd fireplace. Main floor laundry, convenient interior access to your double attached garage & an updated half bath completes the main level. Upstairs is the privately positioned, generous primary suite with 5 pc ensuite including double vanity. There is a quaint bonus room offering a 3rd area for relaxation and 2 additional bedrooms which are both a good size. The 3 pc main bathroom with walk in shower is a nice treat. The basement is a blank canvas for your imagination and an opportunity to add equity. Shawnee Slopes is a mature, prestigious community that is bordered by Fish Creek Park. Enjoy tennis courts, pathways, shopping, amenities and easy commuting with Fish Creek LRT within walking distance.



Built in 1985

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240558    |
| Price          | \$750,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,273       |
| Acres          | 0.11        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 145 Shawnee Court Sw |
| Subdivision | Shawnee Slopes       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y 1V9              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Double Vanity, Granite Counters, No Smoking Home, Pantry, Skylight(s), Vaulted Ceiling(s)                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                          |
| Cooling           | None                                                                                                                                |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                                   |

|              |                                        |
|--------------|----------------------------------------|
| Fireplaces   | Family Room, Living Room, Wood Burning |
| Has Basement | Yes                                    |
| Basement     | Full, Unfinished                       |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                       |
| Lot Description   | Back Yard, Cul-De-Sac, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |
| Construction      | Cedar, Wood Frame, Wood Siding                   |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 40              |
| Zoning         | R-CG            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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