

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

MLS® #A2263464

**\$649,900**

3 Bedroom, 3.00 Bathroom, 2,060 sqft

Residential on 0.14 Acres

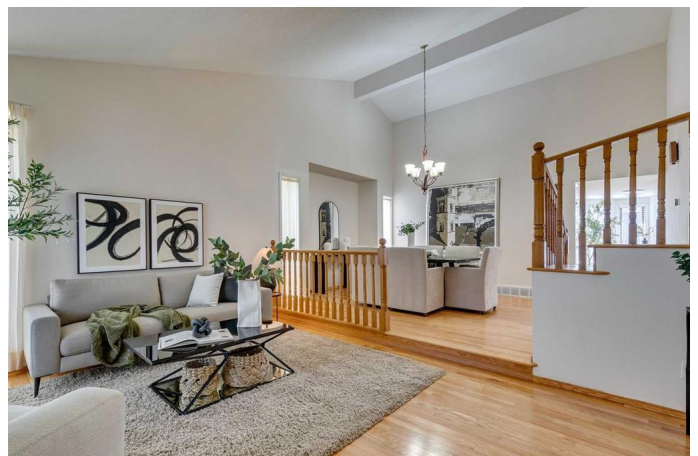
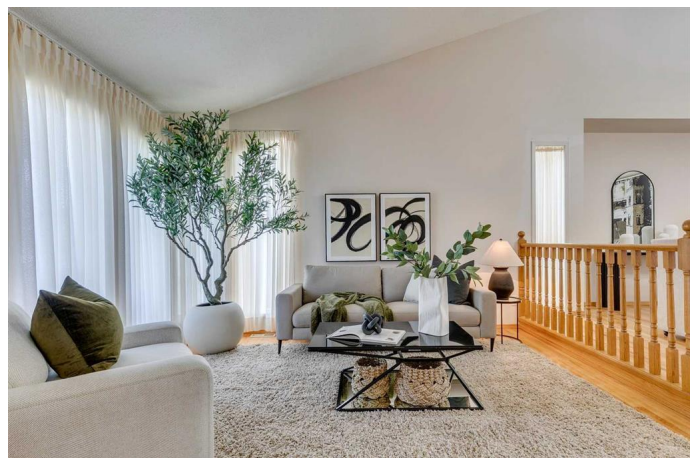
Shawnee Slopes, Calgary, Alberta

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.

Built in 1988

## 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 | 24   |
| Zoning         | R-CG |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.