

# \$699,900 - 33 Shawnee View Sw, Calgary

MLS® #A2199047

**\$699,900**

3 Bedroom, 4.00 Bathroom, 2,064 sqft  
Residential on 0.14 Acres

Shawnee Slopes, Calgary, Alberta

Beautiful Family Home with Everything You Need!

This incredible property, situated on a quiet cul-de-sac, offers a perfect blend of style, comfort, and functionality. Boasting a sunny south-facing backyard, it's an ideal space for families or anyone who loves entertaining.

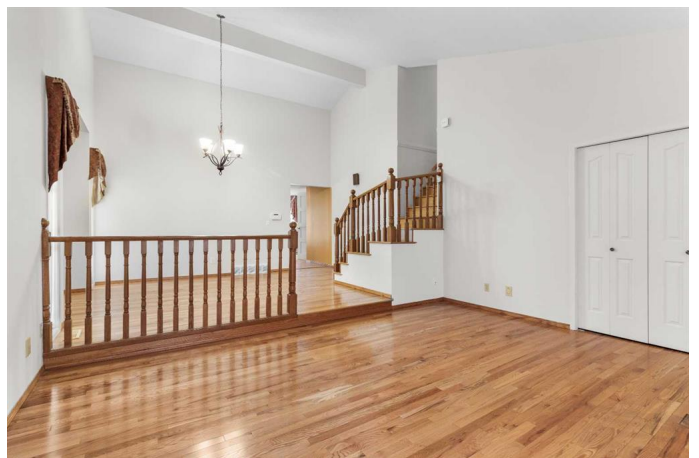
The main floor features a formal living and dining room alongside an open-concept kitchen and family room, complete with a built-in wall unit and cozy gas fireplace. Need extra flexibility? There's also a main-floor den that can double as a fourth bedroom!

Upstairs, you'll find three spacious bedrooms, including a master suite with a walk-in closet and ensuite bathroom. The backyard is a true oasis—private, beautifully landscaped, with no rear neighbours and equipped with a gas line for your barbecue.

The basement offers great potential for further development and already includes a 3-piece bathroom.

**\*\*Key Updates and Features:\*\***

- New furnace and centralized A/C (5 years old)
- Water heater (2 months old)
- Centralized water filtration system
- Installed security system with cameras, ready to connect to your WiFi



- Freshly landscaped backyard with gravel beds

- Central Air Conditioner

This home is move-in ready and waiting for you! Don't miss your chance to enjoy a property that has it all.

Built in 1988

### Essential Information

MLS® #	A2199047
Price	\$699,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,064
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	T2Y 2V4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Vaulted

	Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Garden
Lot Description	Cul-De-Sac, Landscaped, No Neighbours Behind
Roof	Cedar Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	32
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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