

# \$599,900 - 125 Shawfield Way Sw, Calgary

MLS® #A2202332

**\$599,900**

3 Bedroom, 2.00 Bathroom, 1,354 sqft

Residential on 0.10 Acres

Shawnessy, Calgary, Alberta

Vacant for immediate possession! Welcome to this beautifully updated 3 Bedroom, 2 full Bathroom Home located in the heart of desirable community of Shawnessy. Boasting over 2200 sqft of well designed space thru out the Home. As you enter into the main floor with nice open Living room with gleaming Hardwood floors and a large Bay window with lots of natural light, Door to Double Front Garage and closet. As you ascend to the heart of the home on the 2nd floor, you'll find the formal Dining area overlooking down into the Living Room. Just steps away and you are in the huge Kitchen with stainless steel appliances, a huge walk in pantry and doors to a heated Sun room. On the other side, you'll find 2 good size Bedrooms, A full main Bathroom and Master with full 5 Pc Ensuite bathroom with jetted tub, double sink, toilet and separate shower and a walking closet. Down on the 3rd level is a huge Rec room with Gas Fireplace, 3rd Bedroom, Laundry room, storage room with crawl space. Step outside and you'll see the extra storage under the sunroom, beautifully maintained landscape with lower deck, mature trees, and bushes. Recent upgrades include freshly painted, new lighting fixtures, and new carpets. Both the Roof shingles & siding were replaced in 2022, hot water tank in 2019, and the newer high efficiency furnace replaced. Property is located to all Amenities like schools, parks, playground, shopping and transit. Please review the photos/3D/ and virtual to get the



glimpse of this property.

Built in 1990

### Essential Information

MLS® #	A2202332
Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,354
Acres	0.10
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	3 Level Split, Back Split
Status	Active

### Community Information

Address	125 Shawfield Way Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2Y3

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Jetted Tub, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Gas, Brick Facing
Has Basement	Yes
Basement	Crawl Space, Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	35
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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