

# \$899,900 - 13 Shawnee Way Sw, Calgary

MLS® #A2253041

**\$899,900**

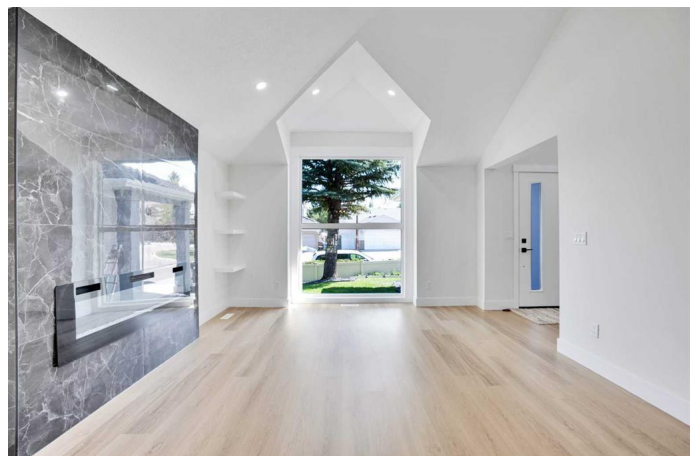
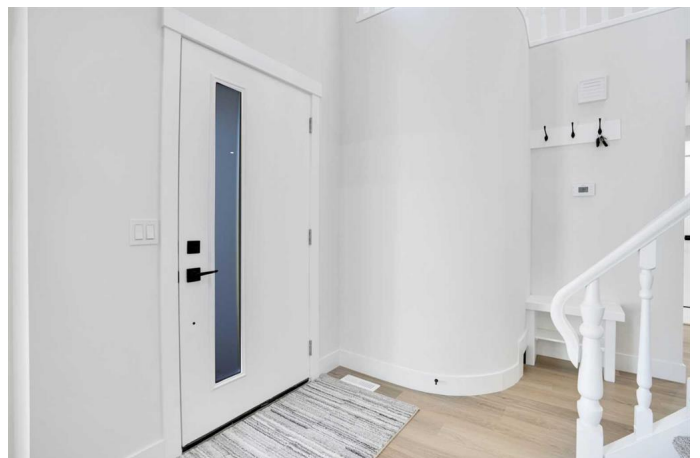
6 Bedroom, 4.00 Bathroom, 2,344 sqft

Residential on 0.16 Acres

Shawnee Slopes, Calgary, Alberta

OPEN HOUSE SAT OCT 25th & OCT Sunday 26th 1PM to 4PM - Welcome to this EXTENSIVELY RENOVATED Home in Shawnee Slopes SW | West-facing backyard | LIGHT & BRIGHT | 6 Beds & 4 full Baths | OVERSIZED DOUBLE GARAGE | CUSTOM FINISHES THROUGH OUT | 3000+ SQ FT of living space | OVER \$300,000 IN UPGRADES | One of the biggest lots on a quite Street! This property features brand-new flooring, cabinetry, countertops, lighting, appliances, and bathrooms throughout. The main level offers a bright foyer with vaulted ceiling, a spacious living and family room, dining area, and an updated kitchen with built-in microwave, built-in oven, all new appliances & new roof. A four-season sunroom extends from the main floor living area and opens directly to the backyard, providing additional living space year-round. Upstairs includes 4 bedrooms and 2 full bathrooms, including a large primary suite with walk-in closet and a fully updated 5-piece ensuite. The developed basement adds 2 additional bedrooms, a full bathroom, and a large recreation room with bar. Outside, enjoy a big deck, the four-season sunroom, and a huge backyard with mature trees. Located within walking distance to Fish Creek Park, with schools, shopping, playgrounds, and transit all nearby... Don't Miss out!!

Built in 1989



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253041    |
| Price          | \$899,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,344       |
| Acres          | 0.16        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13 Shawnee Way 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 | Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer          |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 2                                                                                                       |
| Fireplaces        | Electric                                                                                                |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full                                                                                                    |

**Exterior**

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                      |
| Lot Description   | Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Pie Shaped Lot, Private, Street Lighting, Treed |
| Roof              | Asphalt                                                                                             |
| Construction      | Stucco, Wood Frame                                                                                  |
| Foundation        | Poured Concrete                                                                                     |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 61                  |
| Zoning         | R-CG                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | AMG Realty |
|----------------|------------|

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