

\$623,000 - 16279 10 Street Sw, Calgary

MLS® #A2242002

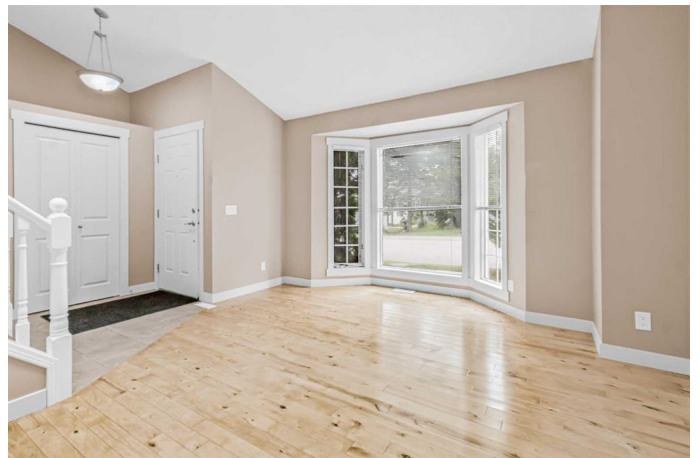
\$623,000

4 Bedroom, 2.00 Bathroom, 1,162 sqft

Residential on 0.10 Acres

Shawnessy, Calgary, Alberta

NO POLY B | ALL PLUMBING SUPPLY LINES REPLACED | OVERSIZED HEATED GARAGE | This beautifully updated home offers over 1100 sq ft on the upper levels plus 800 sq ft of partially developed basement living space. Located in a quiet, established community with excellent access to amenities, schools, and green space. The main floor showcases hardwood and tile flooring. East facing front accentuated by the vast vaulted ceilings, and a skylight fills the home with natural light. Expansive bay windows in the front living room offers a picturesque view from the morning sun. The kitchen is a chef's dream, featuring dark cabinetry, granite countertops, tile backsplash, stainless steel appliances including a Jenn-Air cooktop and convection oven. There's a breakfast nook perfect to install cute bench seating and a formal dining room for larger gatherings. There are three bedrooms up, including a spacious primary suite with a private 3 pc ensuite and another 4 pc bath. The basement adds even more functionality with a cozy family room centered around a brick-faced wood burning fireplace, a fourth bedroom, a den, a sauna, and a large storage room. *****Numerous recent updates provide peace of mind, including upgraded vinyl windows on most of the upper level (approx. 2020). new roof, skylight and new fence (2020), 50-gallon water heater (2021), high-efficiency furnace (2024), all plumbing supply lines have been replaced (2025).***** The large backyard is a private



retreat, featuring a new deck built in 2022, a garden area, cozy firepit, and tall mature trees that provide excellent privacy. Completing the package is a heated, insulated, and oversized 24 x 24 ft detached garage which was rebuilt in 2019, convenient alley accessâ€”perfect for hobbyists, additional storage, or parking. Prime location just a 12 minute walk to Samuel W. Shaw School, playground, and outdoor rink. For those of us who still love shopping in stores, this will be your shopping haven with a multitude of stores from Walmart, Canadian Tire, Home Depot, Michaels, Shawnessy Shopping Centre, and Buffalo Run Centre. Seeking some activity? Fish Creek Provincial Park, Shawnessy YMCA, Spruce Meadows, and two golf clubs, are a quick drive away. Commuting is a breeze with easy connections to Macleod Trail, the Southwest Ring Road, C-Train stations, and a 20 minute drive to downtown Calgary. This home offers space, comfort, and convenience in one of Calgaryâ€™s most accessible neighbourhoods.

Built in 1990

Essential Information

MLS® #	A2242002
Price	\$623,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,162
Acres	0.10
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	16279 10 Street Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2W2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Cooktop, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® 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.