

# \$1,059,000 - 1360 Shawnee Road Sw, Calgary

MLS® #A2241508

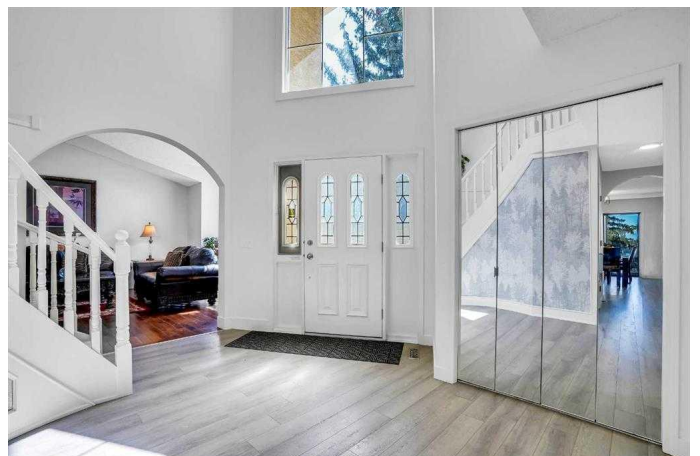
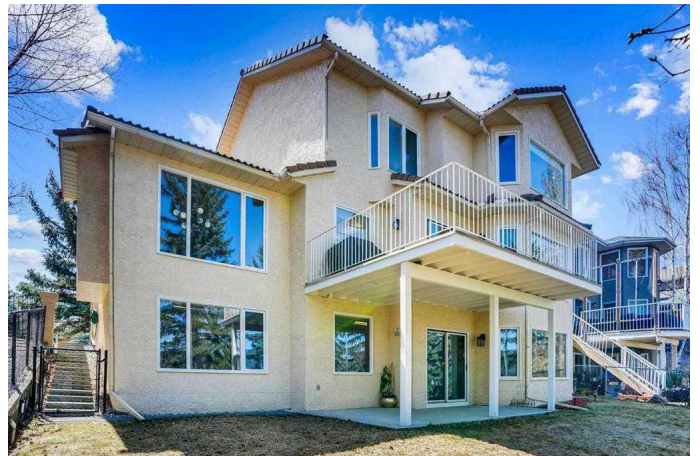
**\$1,059,000**

5 Bedroom, 4.00 Bathroom, 2,846 sqft

Residential on 0.13 Acres

Shawnee Slopes, Calgary, Alberta

This exceptionally well-maintained and freshly painted family home in Shawnee Slopes offers over 4,000 sq ft of developed living space, including a bright walkout basement with a separate entrance—ideal for extended family or future rental potential. Built with lasting quality, it features a durable clay tile roof and a solid stucco exterior. The functional layout includes spacious living and dining areas, a sun-filled kitchen overlooking the south-facing backyard, and four large upstairs bedrooms including a generous primary suite. The walkout level offers a large rec area, additional bedroom, full bath, wet bar, and abundant natural light. With two furnaces, two hot water tanks, and an oversized garage, the home is designed for comfort and convenience. Cared for by the same family for many years, it's move-in ready and reflects true pride of ownership. High-quality solid wood furniture is also available for purchase at an additional cost. Located steps from Fish Creek Park, schools, transit, and shopping, this home delivers exceptional space, flexibility, and long-term value.



Built in 1989

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2241508    |
| Price    | \$1,059,000 |
| Bedrooms | 5           |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,846       |
| Acres          | 0.13        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1360 Shawnee Road Sw |
| Subdivision | Shawnee Slopes       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y 2T1              |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Parking Spaces | 2                                             |
| Parking        | Double Garage Attached, Driveway, Front Drive |
| # of Garages   | 1                                             |

### Interior

|                   |                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, Washer, Water Softener                                                                                                                         |
| Heating           | In Floor, Fireplace(s), Forced Air                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                                                                                                             |
| Fireplaces        | Basement, Electric, Family Room, Gas, Wood Burning                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                           |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                                                                                                                      |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Private, Views |
| Roof              | Clay Tile                                                                       |
| Construction      | Stucco, Wood Frame                                                              |
| Foundation        | Poured Concrete                                                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 41              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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