

# \$715,000 - 16 Shawbrooke Park Sw, Calgary

MLS® #A2252487

**\$715,000**

4 Bedroom, 4.00 Bathroom, 1,949 sqft

Residential on 0.10 Acres

Shawnessy, Calgary, Alberta

Perfect Family Home in Shawnessy!

This beautifully maintained 2-storey home offers over 1,975 sq. ft. of living space plus a fully finished basement, making it perfect for families of all sizes. Located in the highly desirable community of Shawnessy, you'll enjoy the convenience of nearby schools, shopping, parks, and pathways.

The main floor features a bright and versatile front living room that can be used as a home office, playroom, or formal sitting area. The open-concept layout flows seamlessly into the kitchen, dining, and family room, creating the ideal space for entertaining or spending quality time together. The kitchen is equipped with stainless steel appliances including a gas stove, a corner pantry, an oversized island, and plenty of counter space—all overlooking the backyard and scenic green pathways.

Upstairs, the primary suite offers plenty of natural light, a spacious walk-in closet, and a private ensuite. Two additional bedrooms are generously sized, each with large windows facing the front.

The fully finished basement includes a large fourth bedroom, a 3-piece bathroom with shower, and a spacious recreation room.

Recent updates within the last two years include a new roof, some new siding, a new



garage door, central A/C, and a tankless hot water system.

This home is move-in ready and full of charm.  
Book your private showing today!

Built in 2002

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252487    |
| Price          | \$715,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,949       |
| Acres          | 0.10        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 16 Shawbrooke Park Sw |
| Subdivision | Shawnessy             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 4L8               |

### Amenities

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

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate |
|-------------------|------------------------------------------------------------------------|

|                 |                                                                                      |
|-----------------|--------------------------------------------------------------------------------------|
|                 | Counters, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Tankless Hot Water |
| Appliances      | Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator                         |
| Heating         | Forced Air, Natural Gas                                                              |
| Cooling         | Central Air                                                                          |
| Fireplace       | Yes                                                                                  |
| # of Fireplaces | 1                                                                                    |
| Fireplaces      | Gas, See Remarks, Family Room                                                        |
| Has Basement    | Yes                                                                                  |
| Basement        | Finished, Full                                                                       |

## Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | None, Other                                                                             |
| Lot Description   | Cul-De-Sac, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees, See Remarks |
| Roof              | Asphalt                                                                                 |
| Construction      | Vinyl Siding, Wood Frame                                                                |
| Foundation        | Poured Concrete                                                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 1                 |
| Zoning         | R-CG              |

## Listing Details

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

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