

\$584,900 - 96 Shawbrooke Manor Sw, Calgary

MLS® #A2269025

\$584,900

3 Bedroom, 3.00 Bathroom, 1,993 sqft
Residential on 0.10 Acres

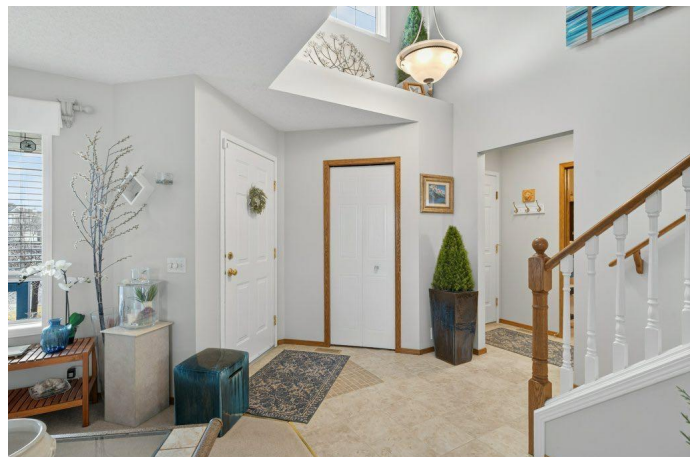
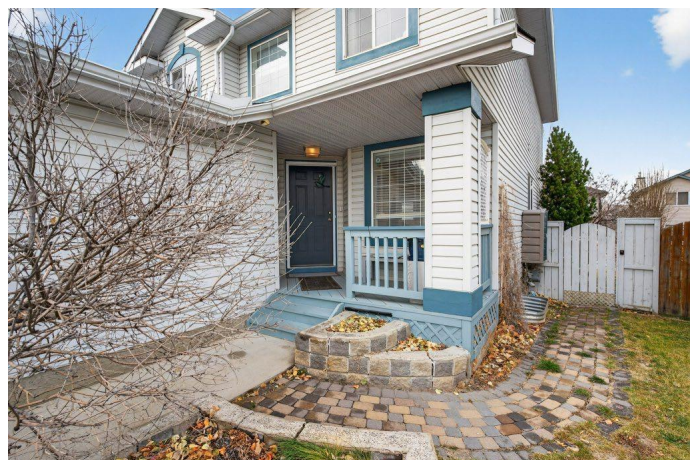
Shawnessy, Calgary, Alberta

Welcome to 96 Shawbrooke Manor SW, a warm and inviting two-storey home located on a quiet street in the family-friendly community of Shawnessy. This well-maintained property offers a practical and comfortable layout designed for everyday living, with thoughtful updates that make it easy to move in and enjoy.

The main floor features a welcoming family room centred around a gas fireplace, creating a comfortable gathering space for family and friends with a more formal living/dining room combo at the front. The kitchen is efficiently designed, offering a central island, good counter space, ample cabinetry, and a view of the backyard. Under the sink is a Reverse Osmosis system with the spigot fixture to the right side of the sink. The upgraded electric range and dishwasher were new in 2022-a half bath and den complete the main level.

Upstairs, you'll find three bedrooms including a spacious primary suite with a walk-in closet and ensuite bathroom. The additional bedrooms are well-proportioned, making them suitable for children and guests. A second full bathroom serves this level.

The lower level is open and unfinished, ready for future development, offering space for a recreation room, home gym, or additional storage as needed. Central air conditioning (2019) keeps the home comfortable



throughout Calgary’s warmer months, while the attached double garage provides secure parking and extra space for tools or seasonal gear. Class 4 hail resistant shingles, caps and vents were installed in 2022 as well as new gutters.

The location is steps from parks, playgrounds, and pathways that wind through the community, and within easy reach of good schools, shopping, restaurants, and the Shawnessy LRT station.

96 Shawbrooke Manor SW offers the kind of balanced lifestyle many families look for: comfortable living spaces and a convenient location close to everything that makes southwest Calgary such a desirable place to call home.

Built in 1999

Essential Information

MLS® #	A2269025
Price	\$584,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,993
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	96 Shawbrooke Manor Sw
Subdivision	Shawnessy

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3L8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Range Hood, Refrigerator, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	November 10th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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