\$1,059,900 - 1360 Shawnee Road Sw, Calgary

MLS® #A2214312

\$1,059,900

5 Bedroom, 4.00 Bathroom, 2,846 sqft Residential on 0.13 Acres

Shawnee Slopes, Calgary, Alberta

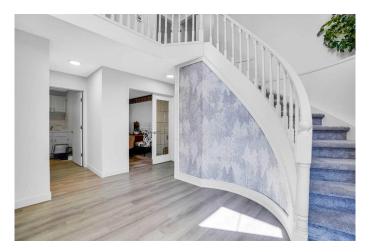
Welcome to a home filled with love, laughter, and memories. This property features a separate entrance leading to an illegal basement suite, offering excellent potential for rental income. The home is equipped with two furnaces and two hot water tanks, providing independent comfort for both levels. Whether you're an investor or a homeowner looking to offset your mortgage, this setup offers a great opportunity. The owners cared for this home with so much heart, raising their family here and even running a daycare, filling every room with happiness and life. Now, it is ready for your family to create the next beautiful chapter.

With over 4,000 square feet of bright, open space, there is room for everyone to live, grow, and make memories together. Picture your family gathered in the sun-filled kitchen, sharing meals in the spacious dining room, cozying up by the fireplace, or enjoying movie nights and game days in the walkout basement. Built for lasting protection, this home features a durable clay tile roof known for its exceptional longevity, fire resistance, and ability to withstand harsh weather. The solid stucco exterior adds even more strength and curb appeal. A spacious double garage offers the perfect setup for any hardworking homeowner to store tools, work on projects, and stay organized.

Step outside and imagine weekends spent exploring the endless beauty of Fish Creek Provincial Park, just minutes away, perfect for







biking, walking, or simply soaking up nature. The community of Shawnee Slopes offers more than just stunning scenery. You will love the easy access to parks, schools, churches, playgrounds, the library and YMCA, and tons of shops and restaurants at Shawnessy Shopping Centre. Plus, with the nearby Fish Creek-Lacombe C-Train Station and quick routes to Macleod Trail, getting around the city is simple and stress-free.

Shawnee Slopes is a place where neighbors feel like family, thanks to the active community association hosting fun events year-round. This home is not just about space. It is about a

lifestyle where modern comfort and natural beauty come together for your family to enjoy every single day.

Do not miss out on making this special place yours. Call today!

Built in 1989

Essential Information

MLS® #	A2214312
Price	\$1,059,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,846
Acres	0.13
Year Built	1989
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1360 Shawnee Road Sw
Subdivision	Shawnee Slopes

CountyCalgaryProvinceAlbertaPostal CodeT2Y 2T1AmenitiesText 2Y 2T1AmenitiesText 2Y 2T1Parking Spaces4Parking CountyDouble Garage Attached, Driveway# of Garages2InteriorBuilt-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Soaking Tub, Vaulted Ceilings, No Smoking Home, Quartz Counters, Soaking Tub, Vaulted Ceilings, No Smoking Home, Quartz Counters, Soaking Tub, Vaulted Ceilings, No Smoking Home, Quartz Counters, Soaking Tub, Vaulted Ceilings, Wet Bar, Bar, Bookcases, Chandelier, Central Vacuum, Natural Woodwork, StorageAppliancesDishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Gas Range, Water SoftenerHeatingIn Floor, Fireplace(s), Forced Air, Natural Gas, Radiant, WoodCoolingCentral AirFireplaceYesBasementYesBasementYesBasementFinished, Full, Walk-Out, Exterior Entry, SuiteExteriorBalcony, BBQ gas line, Private Yard, Private EntranceLot DescriptionBack Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Private, ViewsRoofClay TileConstructionStucco, Wood FrameFoundationPoured ConcreteAdditional InformationPoured ConcreteDate ListedApril 27th, 2025Days on Marke51ZoninoFacG	City	Calgary	
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FoundationPoured ConcreteAdditional InformationDate ListedApril 27th, 2025Days on Market51	Roof	Clay Tile	
Additional InformationDate ListedApril 27th, 2025Days on Market51	Construction	Stucco, Wood Frame	
Date ListedApril 27th, 2025Days on Market51	Foundation	Poured Concrete	
Days on Market 51	Additional Information		
	Date Listed	April 27th, 2025	
Zoning R-CG	Days on Market	51	
	Zoning	R-CG	

Listing Details

Listing Office	eXp Realty
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