

# \$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
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	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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