

# \$739,900 - 16 Shawbrooke Park Sw, Calgary

MLS® #A2205299

**\$739,900**

4 Bedroom, 4.00 Bathroom, 1,975 sqft  
Residential on 0.10 Acres

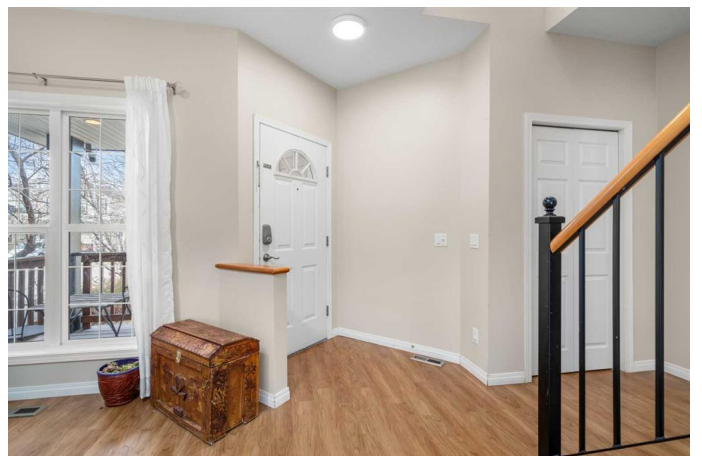
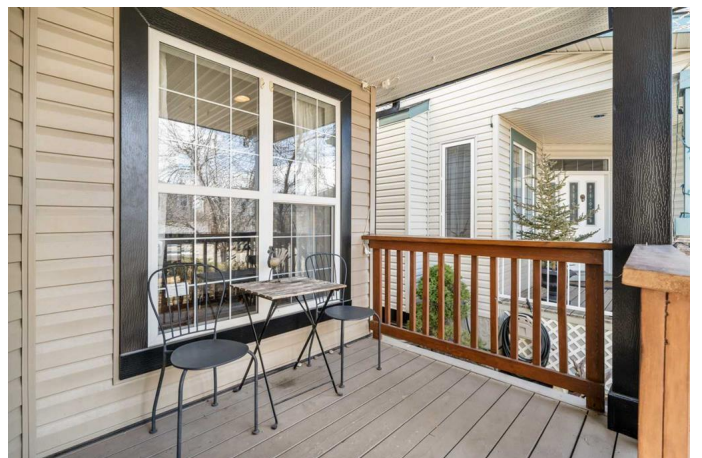
Shawnessy, Calgary, Alberta

Perfect Family Home! Over 1975 sqft 2 Storey home with a fully finished basement. Shawnessy is an ultimate family community close to schools and shopping centers. This home has a spacious front living room that can be used as a multipurpose room. The rest of the main floor is an open concept and great for entertaining and spending time with a family. The kitchen has lots of counter space, a corner pantry, stainless steel appliances with gas stove and extra large island. The best part is the views of the backyard and the green pathways. Upstairs has a bright primary bedroom with a large walk-in closet and a charming ensuite. Two additional bedrooms are very spacious with windows facing the front. The basement has a huge 4th bedroom, shower 3pc bathroom, and a large rec room (currently used for a home catering business but everything will be removed). The home is well-maintained and it has been updated in the last 2 years with a new roof, some new siding, new garage door, AC, and hot water tankless system. Book to view today!

Built in 2002

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2205299  |
| Price     | \$739,900 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,975       |
| 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        | Double Garage Attached, Driveway, 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) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Refrigerator   |
| Heating           | Fireplace(s), Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Family Room, Gas, Mantle, Tile  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

|                 |  |
|-----------------|--|
| Lot Description | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof            | Asphalt Shingle  |
| Construction    | Concrete, Vinyl Siding, Wood Frame   |
| Foundation      | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 10               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.