

# \$715,000 - 16157 Shawbrooke Road Sw, Calgary

MLS® #A2206963

**\$715,000**

3 Bedroom, 4.00 Bathroom, 1,925 sqft  
Residential on 0.09 Acres

Shawnessy, Calgary, Alberta

Welcome to this thoughtfully maintained and beautifully updated two-storey home offering nearly 2,600 square feet of developed space in the heart of Shawnessy. This home stands out with its clean curb appeal, updated interior, and west-facing backyard - allowing the enjoyment of the afternoon and evening light. A spacious foyer with vaulted ceilings makes a warm first impression, with natural light pouring in from the large front windows. The front living and dining areas are well-proportioned for hosting, while the two-toned kitchen is designed to impress featuring granite countertops, stainless steel appliances, a walk-in pantry, and a stylish granite backsplash. A bright breakfast nook with bay windows opens to the back deck, creating a seamless indoor-outdoor flow. Upstairs, the home offers a large bonus room with a cozy fireplace, perfect for movie nights or quiet evenings. The primary suite easily fits a king-size bed and features an updated 4-piece ensuite with a soaker tub, walk-in shower, and a generous walk-in closet. Two additional bedrooms and an upgraded main bathroom complete the upper level. The upper floor features engineered hardwood in the bedrooms, bonus room and hallway, with tile in the bathrooms - no carpet! The fully finished basement expands your options with a spacious rec room, a third full bathroom, and a flexible room ideal for a home office, gym, or guest space. Additional features include updated flooring and bathroom vanities



upstairs, central air conditioning, a tankless hot water system, central vacuum, and a premium Interlock metal roof. The insulated double garage and main floor laundry room add to everyday convenience.

This is a truly family-friendly neighbourhood, located just minutes from schools (both Public and Catholic), LRT, the Shawnessy YMCA, library, shopping, parks, and extensive pathways.

Built in 1997

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206963    |
| Price          | \$715,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,925       |
| Acres          | 0.09        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 16157 Shawbrooke Road Sw |
| Subdivision | Shawnessy                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Y 3C1                  |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |

# of Garages 2

### **Interior**

Interior Features Breakfast Bar, Granite Counters, Kitchen Island, Pantry, Storage  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave  
Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features None  
Lot Description Back Lane, Back Yard, Rectangular Lot  
Roof Metal  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed April 3rd, 2025  
Days on Market 9  
Zoning R-CG

### **Listing Details**

Listing Office eXp Realty

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