

# \$699,999 - 49 Shawbrooke Close Sw, Calgary

MLS® #A2211759

**\$699,999**

4 Bedroom, 4.00 Bathroom, 1,670 sqft

Residential on 0.10 Acres

Shawnessy, Calgary, Alberta

Welcome to one of the most desirable communities in Calgary SWâ€”Shawnessy! This beautifully renovated 4-bedroom, 3.5-bath home offers over 2,400 sqft of thoughtfully designed living space on a quiet street with a sunny south-facing backyard. The main floor features a stunning upgraded kitchen with a LARGE ISLAND, MODERN BACKSPLASH, PANTRY, WOOD STAIRS, and spacious dining and laundry areas. Upstairs, enjoy three generous bedrooms including a luxurious primary suite with a WALK-IN CLOSET and a 4-PIECE ENSUITE complete with a JACUZZI SOAKER TUB and SHOWER. The fully finished basement impresses with HEATED BATHROOM FLOORS, a GIANT SHOWER, LED LIGHTING, a LARGE 4TH BEDROOM, DEDICATED OFFICE, and a MEDIA ROOM. Elegant WIDE PLANK LAMINATE FLOORING runs throughout, with numerous upgrades including ALL WINDOWS AND PATIO DOOR (2019), ENHANCED ROOF INSULATION (2019), NEW ROOF AND RIGHT-SIDE SIDING (2022), UPSIZED BASEMENT BEDROOM WINDOWS, and RECENTLY REPLACED CARPETS. The HEATED GARAGE features CUSTOM SHELVEING and a SEPARATE PANEL. Outdoor highlights include a SUNROOM, LARGE PATIO, WATERFALL, MATURE LANDSCAPING, and FIRE PIT. Ideally located near top-rated schools, SHAWNESSY SHOPPING CENTRE, COSTCO, BUFFALO RUN, and just 20 minutes from downtown Calgary and 40



minutes to the mountains, with quick access to MACLEOD TRAIL and the SOUTHWEST RING ROAD. Don't miss this exceptional Shawnessy gem—schedule your private showing today!

Built in 1992

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211759    |
| Price          | \$699,999   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,670       |
| Acres          | 0.10        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 49 Shawbrooke Close Sw |
| Subdivision | Shawnessy              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 3A5                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s) |
|-------------------|-------------------------------------------------------------------------------------------------|

|                 |                                                                                         |
|-----------------|-----------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Cooktop, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                 |
| Cooling         | None                                                                                    |
| Fireplace       | Yes                                                                                     |
| # of Fireplaces | 1                                                                                       |
| Fireplaces      | Gas, Living Room                                                                        |
| Has Basement    | Yes                                                                                     |
| Basement        | Finished, Full                                                                          |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Fire Pit                               |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt                                |
| Construction      | Brick, Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 4                |
| Zoning         | R-C1             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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