

# \$1,649,800 - 1008 Shawnee Drive Sw, Calgary

MLS® #A2247245

**\$1,649,800**

3 Bedroom, 4.00 Bathroom, 3,060 sqft

Single Family on 1.07 Acres

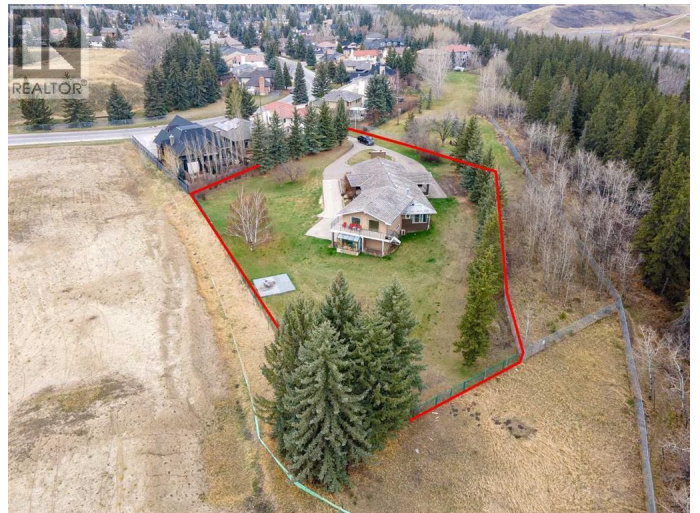
Shawnee Slopes, Calgary, Alberta

**\*\*Massive Price Improvement! An Acreage within City Limits!\*\*** Unlock the potential of this acreage in heart of the city, boasting over 3000 sqft and situated on a generous lot that backs directly onto the serene Fish Creek Park. This unique offering in Shawnee Estates emphasizes land value, with approved plans available for subdivision into five separate lots, making it an ideal investment for developers or those looking to build their dream homes in a picturesque setting. The property is bordered by lush green space, providing a tranquil and private atmosphere that enhances its appeal. While the existing residence features four bedrooms, 3.5 bathrooms, and an inviting open floor plan with vaulted ceilings and a wood-burning fireplace, the true value lies in the land and its potential for future development. Whether you choose to renovate the current home or capitalize on the subdivision opportunity, this property offers endless possibilities. With easy access to the C-train, McLeod Trail, and nearby shopping centers, this location combines the best of both nature and convenience. Seize this opportunity to invest in a one-of-a-kind property that offers both immediate enjoyment and long-term potential! (id:6289)

Built in 1981

## Essential Information

Listing #                      A2247245



Price	\$1,649,800
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	3,060
Acres	1.07
Year Built	1981
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	1008 Shawnee Drive Sw
Subdivision	Shawnee Slopes
City	Calgary
Province	Alberta
Postal Code	T2Y2T9

### Amenities

Amenities	Park, Playground
Features	Other, Closet Organizers
Parking Spaces	6
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
Heating	Baseboard heaters, Central heating, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

### Exterior

Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office

CIR Realty



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 15th, 2025 at 7:01am PDT