

\$999,900 - 1396 Shawnee Road Sw, Calgary

MLS® #A2247510

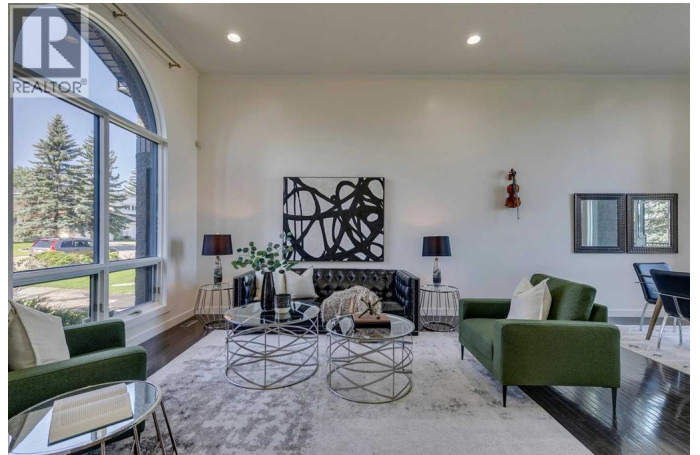
\$999,900

3 Bedroom, 4.00 Bathroom, 2,426 sqft

Single Family on 0.13 Acres

Shawnee Slopes, Calgary, Alberta

Seller is replacing poly "B" plumbing. This is an incredible opportunity for a well-priced, upscale, renovated two storey backing onto a linear green belt with fantastic urban views. Shawnee Estates is one of SW Calgary's most walkable communities and features excellent access to Fish Creek Park, the LRT, Stoney Trail, schools and community shopping. Enjoy two 14-foot-high storey ceilings, knockdown stipple, rich hardwood floors, estate casing and baseboard, and new designer interior doors. Renovated kitchen features quality 42-inch cabinets with custom built-ins and pull-outs, polished granite countertops, soft-close doors and drawers, stainless steel appliances and valance lighting. You'll love the renovated baths, including a truly spa-inspired ensuite with a jacuzzi tub, an oversized two-person shower with a 10-mil glass door, double vessel sinks and a heated tile floor. Magnificent windows drench this home in light (broken seal glass panes replaced). Professionally developed walk-out basement has a massive rec/games space and a "lock off section" that could easily be developed into a secondary living space featuring its own direct access. Upgraded high-efficiency furnaces, water tank, newer roof, painted exterior, oversized garage, new vinyl decking and aluminum railing, professional landscaping, all backing onto a linear 20-meter park space. Don't miss out on this perfect family home in an outstanding upscale location. (id:6289)



Built in 1989

Essential Information

Listing #	A2247510
Price	\$999,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	2,426
Acres	0.13
Year Built	1989
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1396 Shawnee Road Sw
Subdivision	Shawnee Slopes
City	Calgary
Province	Alberta
Postal Code	T2Y2H1

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Attached Garage, Exposed Aggregate, Oversize
# of Garages	2
View	View

Interior

Appliances	Washer, Refrigerator, Cooktop - Electric, Dishwasher, Oven, Dryer, Microwave, Hood Fan, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Separate entrance, Walk out

Exterior

Exterior	Brick, Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Realty Professionals



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