

\$399,000 - 12 Shawbrooke Court Sw, Calgary

MLS® #A2264129

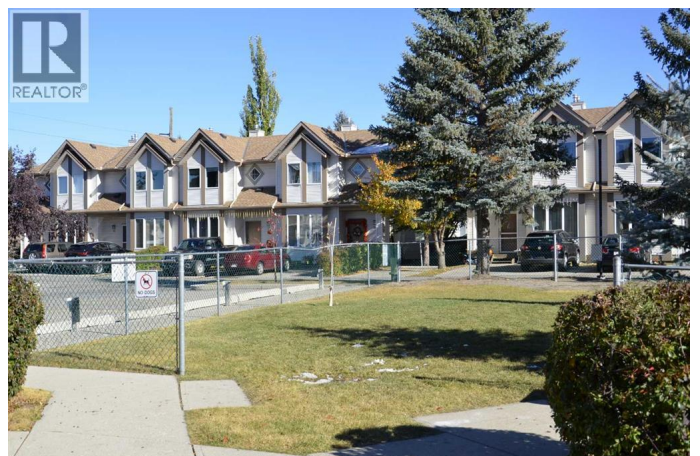
\$399,000

3 Bedroom, 1.00 Bathroom, 1,215 sqft

Single Family on 0.04 Acres

Shawnessy, Calgary, Alberta

This beautifully maintained 3-bedroom, 2-bath townhouse in Shawnessy is move-in ready and offers exceptional value in a quiet, well-kept complex with no rear neighbors and serene views of green space. Located just minutes from playgrounds, schools, shopping, parks, restaurants, and transit—including the C-Train—this home combines convenience with tranquility. The spacious entrance opens into a bright living room with soaring 9' ceilings, large windows that flood the space with natural light, and a cozy tile-surround gas fireplace with a mantel. A few steps up, the dining area overlooks the private backyard and connects to a well-appointed kitchen featuring newer stainless steel appliances, ample cabinetry, and direct access to a generous deck surrounded by mature trees for added privacy. The fenced deck includes a built-in bench and BBQ area, perfect for entertaining. Upstairs, you'll find three comfortable bedrooms including a primary suite with a large walk-in closet, a full bathroom, and a versatile nook ideal for a small office or reading space. The basement offers plenty of storage along with laundry and utility rooms. Recent upgrades include new kitchen appliances, lighting fixtures, fresh paint throughout, newer windows, and new patio doors. The complex itself has seen improvements such as a new roof, updated exterior siding, and new porches. This unit comes with two parking stalls—one on your private driveway and another conveniently



located across from the unit. With its exceptional cleanliness, thoughtful updates, and prime location, this home is a rare find you won't want to miss. (id:6289)

Built in 1994

Essential Information

Listing #	A2264129
Price	\$399,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,215
Acres	0.04
Year Built	1994
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	12 Shawbrooke Court Sw
Subdivision	Shawnessy
City	Calgary
Province	Alberta
Postal Code	T2Y3G2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, PVC window, No neighbours behind, Closet Organizers, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	2
Parking	Parking Pad, Street

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Hood Fan
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Fruit trees, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office TREC The Real Estate Company



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