# \$699,900 - 45 Shawbrooke Park Sw, Calgary

MLS® #A2226026

## \$699,900

4 Bedroom, 4.00 Bathroom, 2,013 sqft Residential on 0.13 Acres

Shawnessy, Calgary, Alberta

AIR CONDITIONED! NEW ROOF! NEW SIDINGS! 3 FIREPLACES! SPRINKLER SYSTEM! RARE GEM BACKING ONTO A HUGE PLAYGROUND | CUL-DE-SAC | FAMILY SANCTUARY.

WOW!Tucked away on a quiet cul-de-sac in the heart of Shawnessy, this stunning home is a hidden treasure for families who crave space, peace, and connectionâ€"with nature right outside the back door.

Backs directly onto a MASSIVE green park & playground â€"perfect for kids, parties, BBQs, or just soaking in the sunshine.

? Surrounded by Green spaces and wonderful neighbour's- this is the kind of street you'II never want to leave.

Step inside and feel the pride of ownership in this 2,013.1 SQFT above-grade home, boasting:

3 spacious bedrooms upstairs
Bright and open main floor with large formal dining & living areas
Cozy family room with a fireplace
Functional kitchen with breakfast nook overlooking the backyard
Main-floor laundry

Three fireplaces for warmth and character One high-efficiency furnace.

Meticulously maintained throughout

But there's more…







Fully developed illegal basement- featuring: A \*\*huge living room for movies, game nights, or hosting

A full bedroom and 3-piece bathroom Ideal for extended family, guests, or entertaining

Plus, easy potential to suite with City approvalâ€"a savvy investment opportunity!

This home truly checks every box:

Backing onto nature

Quiet, family-friendly cul-de-sac

Close to schools, parks, shopping & transit Filled with warmth, space, and future potential Start the car, bring the family, and come see this rare opportunity before it's gone! Homes like this don't wait aroundâ€" schedule your private showing today and step into a place you'II be proud to call home.

Built in 2003

#### **Essential Information**

MLS® # A2226026

Price \$699,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,013 Acres 0.13

Year Built 2003

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 45 Shawbrooke Park Sw

Subdivision Shawnessy

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 4L8

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Pantry, See

Remarks

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, See Remarks, Washer

Heating Central, Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes # of Fireplaces 3

Fireplaces Gas, Great Room, Living Room, Basement

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, Other, Private Yard, Storage, Playground

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped,

Level, Other, Private

Roof Asphalt Shingle

Construction Concrete, See Remarks, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 30th, 2025

Days on Market 158

Zoning R-CG

# **Listing Details**

Listing Office CIR Realty

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