

# \$739,900 - 16 Shawbrooke Park Sw, Calgary

MLS® #A2205299

**\$739,900**

4 Bedroom, 4.00 Bathroom, 1,975 sqft  
Residential on 0.10 Acres

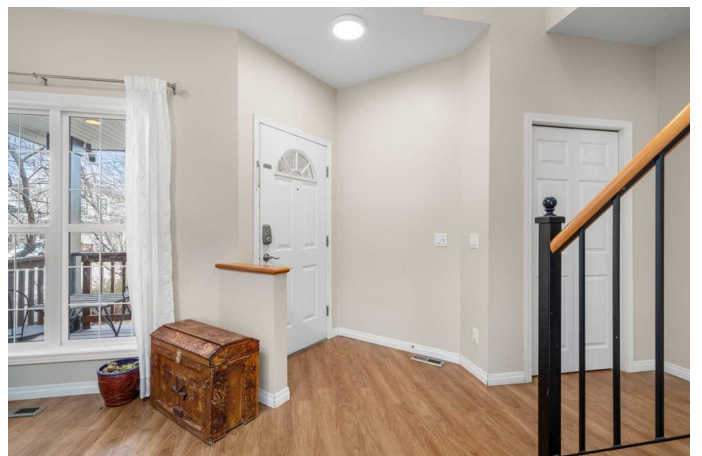
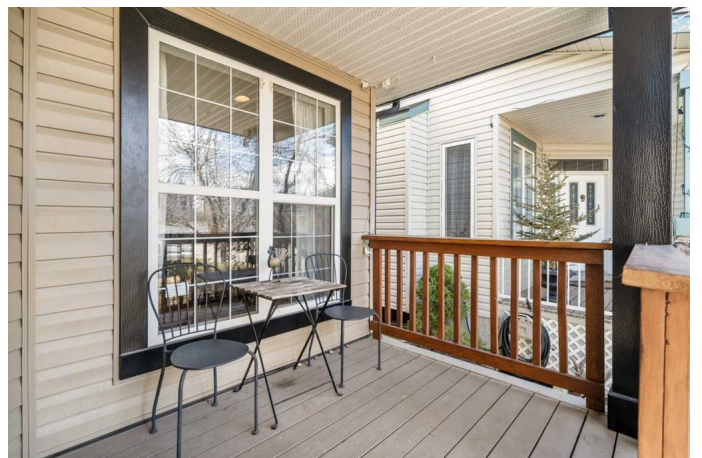
Shawnessy, Calgary, Alberta

Perfect Family Home! Over 1975 sqft 2 Storey home with a fully finished basement. Shawnessy is an ultimate family community close to schools and shopping centers. This home has a spacious front living room that can be used as a multipurpose room. The rest of the main floor is an open concept and great for entertaining and spending time with a family. The kitchen has lots of counter space, a corner pantry, stainless steel appliances with gas stove and extra large island. The best part is the views of the backyard and the green pathways. Upstairs has a bright primary bedroom with a large walk-in closet and a charming ensuite. Two additional bedrooms are very spacious with windows facing the front. The basement has a huge 4th bedroom, shower 3pc bathroom, and a large rec room (currently used for a home catering business but everything will be removed). The home is well-maintained and it has been updated in the last 2 years with a new roof, some new siding, new garage door, AC, and hot water tankless system. Book to view today!

Built in 2002

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2205299  |
| Price     | \$739,900 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,975       |
| Acres          | 0.10        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 16 Shawbrooke Park Sw |
| Subdivision | Shawnessy             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 4L8               |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Refrigerator   |
| Heating           | Fireplace(s), Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Family Room, Gas, Mantle, Tile  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

|                 |  |
|-----------------|--|
| Lot Description | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof            | Asphalt Shingle  |
| Construction    | Concrete, Vinyl Siding, Wood Frame   |
| Foundation      | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 16               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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