

\$685,000 - 49 Shawbrooke Close Sw, Calgary

MLS® #A2228712

\$685,000

4 Bedroom, 4.00 Bathroom, 1,670 sqft
Residential on 0.10 Acres

Shawnessy, Calgary, Alberta

Welcome to one of the most desirable communities in Calgary SWâ€”Shawnessy! This beautifully renovated 4-bedroom, 3.5-bathroom home offers over 2,400 sq ft of thoughtfully designed living space, ideally located on a quiet street with a sunny south-facing backyard. The main floor features a modern kitchen with a large island, stylish backsplash, pantry, and wood staircase, along with spacious dining and laundry areas. Upstairs, you'll find three generous bedrooms, including a luxurious primary suite with a walk-in closet and a 4-piece ensuite complete with a jacuzzi soaker tub and separate shower. The fully finished basement offers impressive features such as heated bathroom floors, an oversized shower, LED lighting, a large fourth bedroom, dedicated office space, and a media roomâ€”perfect for work and relaxation. Elegant wide-plank laminate flooring flows throughout the home. Key upgrades include all windows and patio door (2019), enhanced roof insulation (2019), new roof and right-side siding (2022), upsized basement bedroom windows, and recently replaced carpets. The heated garage is equipped with custom shelving and a separate panel. Enjoy the beautifully landscaped backyard with a sunroom, large patio, waterfall feature, mature trees, and a fire pit. Conveniently located near top-rated schools, Shawnessy Shopping Centre, Costco, Buffalo Run, and with quick access to Macleod Trail and the Southwest Ring Roadâ€”just 20 minutes from downtown



and 40 minutes to the mountains. This is your chance to own an exceptional home in Shawnessyâ€”book your privateÂ showingÂ today!

Built in 1992

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2228712 |
| Price | \$685,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,670 |
| Acres | 0.10 |
| Year Built | 1992 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 49 Shawbrooke Close Sw |
| Subdivision | Shawnessy |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Y 3A5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Cooktop, Range Hood, Refrigerator, |

| | |
|-----------------|--------------------------|
| | Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit |
| Lot Description | Back Lane, Landscaped, Rectangular Lot |
| Roof | Asphalt |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 80 |
| Zoning | R-C1 |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
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