

# \$595,999 - 16218 Shawbrooke Road Sw, Calgary

MLS® #A2252475

**\$595,999**

4 Bedroom, 2.00 Bathroom, 1,094 sqft

Residential on 0.09 Acres

Shawnessy, Calgary, Alberta

Stunning four-level split in the sought-after SW community of Shawnessy with a double attached garage. Fully developed on all levels and perfectly located near shopping, schools, LRT, and just minutes to downtown Calgary. Bright, vaulted-ceiling living room with brand new vinyl flooring. Spacious kitchen with ample cabinetry, full appliance package, formal dining area, and breakfast nook. Upstairs features three bedrooms with brand new carpet, including a primary with walk-in closet.

Lower level boasts a massive rec room—perfect for entertaining—and a fourth bedroom with window. Fully developed basement includes a flexible space for a fifth bedroom, office, or den.

Enjoy the fully fenced, landscaped backyard

Built in 1994

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252475    |
| Price          | \$595,999   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,094       |
| Acres          | 0.09        |
| Year Built     | 1994        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Detached      |
| Style    | 4 Level Split |
| Status   | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 16218 Shawbrooke Road Sw |
| Subdivision | Shawnessy                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Y 3C1                  |

### Amenities

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

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Walk-In Closet(s)                      |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | BBQ gas line                                        |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot, Yard Lights |
| Roof              | Asphalt Shingle                                     |
| Construction      | Brick, Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 54                |
| Zoning         | R-CG              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.