\$999,900 - 1396 Shawnee Road Sw, Calgary

MLS® #A2247510

\$999,900

3 Bedroom, 4.00 Bathroom, 2,426 sqft Residential on 0.13 Acres

Shawnee Slopes, Calgary, Alberta

Seller is replacing poly "B" plumbing. This is an incredible opportunity for a well-priced, upscale, renovated two storey backing onto a linear green belt with fantastic urban views. Shawnee Estates is one of SW Calgary's most walkable communities and features excellent access to Fish Creek Park, the LRT, Stoney Trail, schools and community shopping. Enjoy two 14-foot-high storey ceilings, knockdown stipple, rich hardwood floors, estate casing and baseboard, and new designer interior doors. Renovated kitchen features quality 42-inch cabinets with custom built-ins and pull-outs, polished granite countertops, soft-close doors and drawers, stainless steel appliances and valance lighting. You'll love the renovated baths, including a truly spa-inspired ensuite with a jacuzzi tub, an oversized two-person shower with a 10-mil glass door, double vessel sinks and a heated tile floor. Magnificent windows drench this home in light (broken seal glass panes replaced). Professionally developed walk-out basement has a massive rec/games space and a "lock off section" that could easily be developed into a secondary living space featuring its own direct access. Upgraded high-efficiency furnaces, water tank, newer roof, painted exterior, oversized garage, new vinyl decking and aluminum railing, professional landscaping, all backing onto a linear 20-meter park space. Don't miss out on this perfect family home in an outstanding upscale location.







Essential Information

MLS® # A2247510 Price \$999,900

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,426 Acres 0.13 Year Built 1989

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 1396 Shawnee Road Sw

Subdivision Shawnee Slopes

City Calgary
County Calgary
Province Alberta
Postal Code T2Y2H1

Amenities

Parking Spaces 2

Parking Double Garage Attached, Front Drive, Aggregate, Garage Door Opener,

Insulated, Oversized

of Garages 2

Interior

Interior Features Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open

Floorplan, Bar, Built-in Features, High Ceilings, No Animal Home, No

Smoking Home

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood,

Refrigerator, Washer, Central Air Conditioner, Oven-Built-In, Electric

Cooktop

Heating Forced Air, High Efficiency, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces

Fireplaces Gas, Family Room

Has Basement Yes

Basement Full, Exterior Entry, Walk-Out

Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped,

Greenbelt, Private, Street Lighting, Treed, Views

Roof Asphalt

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 10th, 2025

Days on Market 83

Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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