

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

MLS® #A2205299

**\$739,900**

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

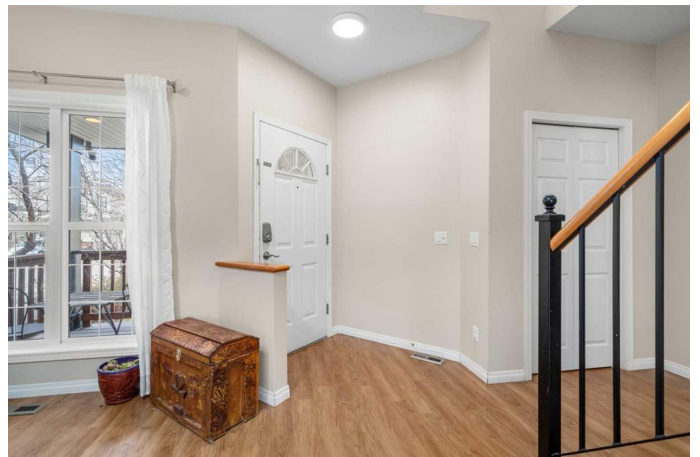
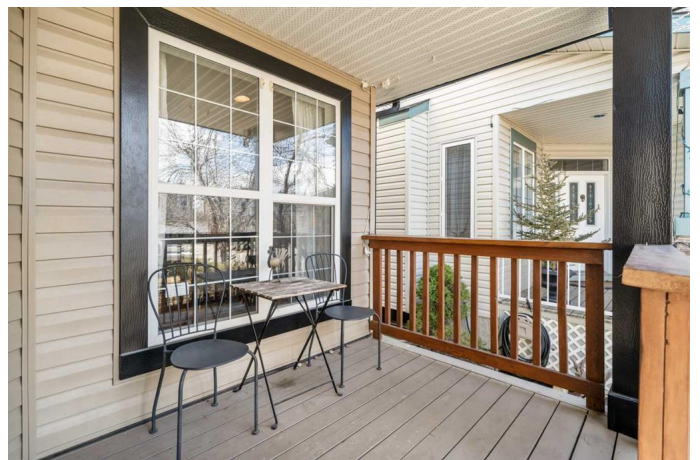
Shawnessy, Calgary, Alberta

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
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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	11
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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