

# \$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	13
Zoning	R-C1

## Listing Details

Listing Office	Real Estate Professionals Inc.
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