

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

MLS® #A2247510

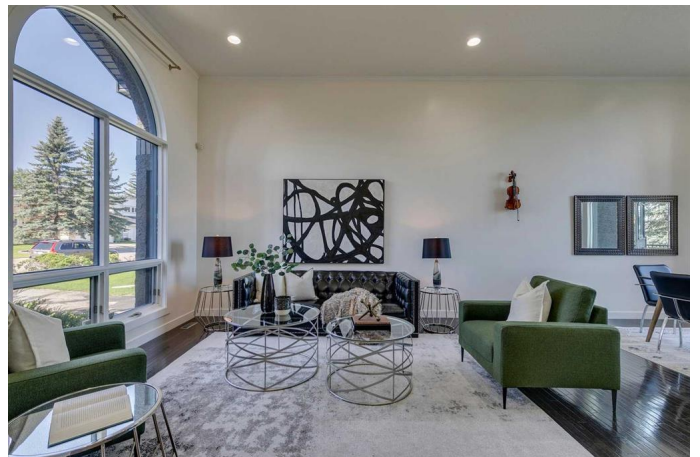
**\$999,900**

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.



Built in 1989

## 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 | 1                              |
| 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 | 81                |
| Zoning         | R-CG              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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