

# \$699,999 - 49 Shawbrooke Close Sw, Calgary

MLS® #A2211759

**\$699,999**

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-bath home offers over 2,400 sqft of thoughtfully designed living space on a quiet street with a sunny south-facing backyard. The main floor features a stunning upgraded kitchen with a LARGE ISLAND, MODERN BACKSPLASH, PANTRY, WOOD STAIRS, and spacious dining and laundry areas. Upstairs, enjoy 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 SHOWER. The fully finished basement impresses with HEATED BATHROOM FLOORS, a GIANT SHOWER, LED LIGHTING, a LARGE 4TH BEDROOM, DEDICATED OFFICE, and a MEDIA ROOM. Elegant WIDE PLANK LAMINATE FLOORING runs throughout, with numerous upgrades including 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 features CUSTOM SHELVEING and a SEPARATE PANEL. Outdoor highlights include a SUNROOM, LARGE PATIO, WATERFALL, MATURE LANDSCAPING, and FIRE PIT. Ideally located near top-rated schools, SHAWNESSY SHOPPING CENTRE, COSTCO, BUFFALO RUN, and just 20 minutes from downtown Calgary and 40



minutes to the mountains, with quick access to MACLEOD TRAIL and the SOUTHWEST RING ROAD. Don't miss this exceptional Shawnessy gem—schedule your private showing today!

Built in 1992

### Essential Information

MLS® #	A2211759
Price	\$699,999
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)
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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	April 14th, 2025
Days on Market	4
Zoning	R-C1

## Listing Details

Listing Office	Real Estate Professionals Inc.
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