

# \$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	39
Zoning	R-C1

## Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.