

**1396 Shawnee Road SW**  
**Calgary, Alberta**

**MLS # A2247510**



**\$999,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Shawnee Slopes                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 2,426 sq.ft.                                                              | <b>Age:</b>   | 1989 (36 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Insul |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscap  |               |                   |

|                    |                                                                                                                                                         |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas                                                                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank                                                                                                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                                                                                                                                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Walk-Out To Grade                                                                                                        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                                                                                                                               | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |                   |      |
| <b>Inclusions:</b> | None                                                                                                                                                    |                   |      |

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.