

# \$749,999 - 45 Shawbrooke Park Sw, Calgary

MLS® #A2226026

**\$749,999**

4 Bedroom, 4.00 Bathroom, 2,013 sqft

Residential on 0.13 Acres

Shawnessy, Calgary, Alberta

AIR CONDITIONED! NEW ROOF! NEW SIDINGS! 3 FIREPLACES! SPRINKLER SYSTEM! RARE GEM BACKING ONTO A HUGE PLAYGROUND | CUL-DE-SAC | FAMILY SANCTUARY.

WOW! Tucked away on a quiet cul-de-sac in the heart of Shawnessy, this stunning home is a hidden treasure for families who crave space, peace, and connection with nature right outside the back door.

Backs directly onto a MASSIVE green park & playground – perfect for kids, parties, BBQs, or just soaking in the sunshine.

? Surrounded by Green spaces and wonderful neighbour's- this is the kind of street you™ never want to leave.

Step inside and feel the pride of ownership in this 2,013.1 SQFT above-grade home, boasting:

3 spacious bedrooms upstairs

Bright and open main floor with large formal dining & living areas

Cozy family room with a fireplace

Functional kitchen with breakfast nook overlooking the backyard

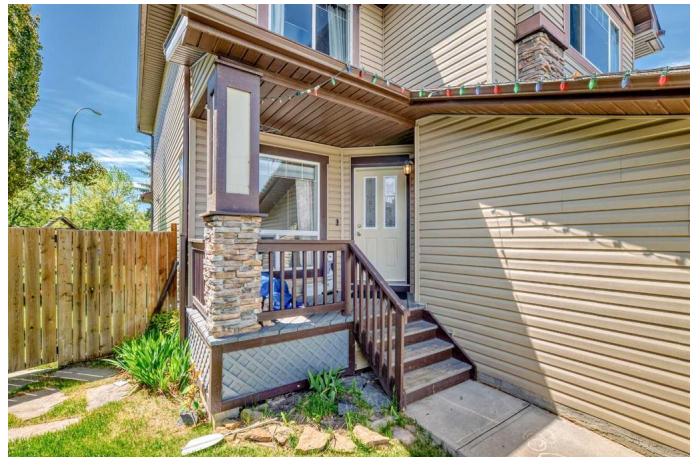
Main-floor laundry

Three fireplaces for warmth and character

One high-efficiency furnace.

Meticulously maintained throughout

But there™s more!



Fully developed illegal basement- featuring:  
A \*\*huge living room for movies, game nights,  
or hosting  
A full bedroom and 3-piece bathroom  
Ideal for extended family, guests, or  
entertaining  
Plus, easy potential to suite with City  
approvalâ€”a savvy investment opportunity!

This home truly checks every box:  
Backing onto nature  
Quiet, family-friendly cul-de-sac  
Close to schools, parks, shopping & transit  
Filled with warmth, space, and future potential  
Start the car, bring the family, and come see  
this rare opportunity before itâ€™s gone!  
Homes like this donâ€™t wait aroundâ€”  
schedule your private showing today and step  
into a place youâ€™ll be proud to call home.

Built in 2003

## Essential Information

MLS® #	A2226026
Price	\$749,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,013
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	45 Shawbrooke Park Sw
Subdivision	Shawnessy

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4L8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer
Heating	Central, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Gas, Great Room, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Other, Playground, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, Other, Private
Roof	Asphalt Shingle
Construction	Concrete, See Remarks, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
Days on Market	47
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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