

\$538,000 - 447 Shawbrooke Circle Sw, Calgary

MLS® #A2257845

\$538,000

4 Bedroom, 3.00 Bathroom, 1,085 sqft

Residential on 0.12 Acres

Shawnessy, Calgary, Alberta

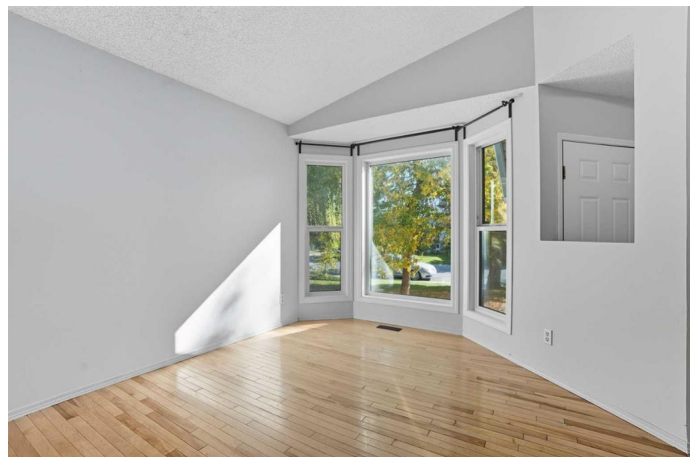
This property offers great value and only requires a little TLC—no major renovations needed. The home is fully livable as is, with plenty of potential to personalize over time. As of October 2, 2025, it stands as the most affordable detached home with an attached garage in SW Calgary. Freshly painted and move-in ready, this bright and inviting home offers comfort, flexibility, and timeless charm. Inside, you™ll find four spacious bedrooms, three full bathrooms, a welcoming living room, and a sun-filled eat-in kitchen with a functional layout designed for everyday living. Natural light fills the home, creating a warm and airy feel throughout. 7 Windows were replaced in 2014, Shingles replaced in the last 10 years, and hot water tank in 2015. Transit & Commuting: Just minutes from the Shawnessy LRT station and major routes like Macleod Trail and Stoney Trail, commuting downtown or across the city is a breeze. Lifestyle & Recreation: Enjoy endless nearby amenities—movie theatres, fitness centres, libraries, shopping, and quick access to Fish Creek Park—all right at your doorstep. Don™t miss this opportunity to own a home that truly has it all. Book your private showing today!

Built in 1991

Essential Information

MLS® #

A2257845



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|----------------|---------------|
| Price | \$538,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,085 |
| Acres | 0.12 |
| Year Built | 1991 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 447 Shawbrooke Circle Sw |
| Subdivision | Shawnessy |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Y 2Z4 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Storage |
| Appliances | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard |

| | |
|--------------|---------------------------------------|
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 17th, 2025 |
| Days on Market | 18 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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