

# \$699,900 - 45 Shawbrooke Park Sw, Calgary

MLS® #A2226026

**\$699,900**

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™ll 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          | \$699,900   |
| 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        | Gas, Great Room, Living Room, Basement                                                                      |
| Has Basement      | Yes                                                                                                         |
| Basement          | Finished, Full                                                                                              |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Other, Private Yard, Storage, Playground                                      |
| 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 | 143            |
| Zoning         | R-CG           |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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