

1360 Shawnee Road SW
Calgary, Alberta

MLS # A2309572



\$985,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,645 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating: Central, Natural Gas

Floors: Carpet, Hardwood, Vinyl Plank

Roof: Clay Tile

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bookcases, Breakfast Bar, Central Vacuum, Chandelier, French Door, High Ceilings, No Animal Home, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Welcome to this beautifully maintained estate home offering over 4,000 sq. ft. of fully developed living space in one of Calgary's most established and sought-after communities. Built in 1989 during an era of exceptional craftsmanship and quality materials, this home delivers timeless character, soaring ceilings, and a layout designed for growing families. Featuring 4+1 bedrooms, 3.5 bathrooms, an oversized double attached garage, and a fully finished walkout basement with a separate entrance. The durable clay tile roof adds lasting value with incredible longevity, lower long-term maintenance costs compared to traditional asphalt shingles, and natural insulation that helps keep the home cooler during the summer months. Enjoy multiple living and entertaining spaces, a sunny south-facing backyard, and easy access to Fish Creek Park, schools, shopping, and transit. A rare opportunity to own a solid, quality-built home with incredible space and long-term value.