

84 Shawbrooke Circle SW  
Calgary, Alberta

MLS # A2311357



## \$660,000

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,820 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cleared, Cul-De-Sac, Garden, Landscaped, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage

**Inclusions:** Shed

LOCATION LOCATION!! Welcome to this bright and spacious 2-storey walkout home in the heart of desirable Shawnessy, offering over 1,820 SQFT above grade and an ideal layout for growing families. When you step in, you are greeted by an impressive open-to-above front entrance filled with natural light, creating a warm and inviting first impression. The main level features a formal living room and dining area, perfect for entertaining, along with a beautifully renovated kitchen complete with quartz countertops, stainless steel appliances, a corner pantry, and a sunny breakfast nook overlooking the backyard. The main floor ceilings are updated to a modern sleek finish, complete with pot lights throughout the kitchen and family room, adding a contemporary feel. The cozy family room with a gas fireplace offers the perfect place to unwind, while large windows throughout the home offer an abundance of natural light. Vinyl flooring runs throughout the main floor, and the convenient main floor laundry adds everyday functionality. Additional upgrades include newer windows, roof, furnace, and hot water tank, giving buyers peace of mind for years to come. Most appliances have also been updated between 2023-2025, including the newer oven range with double baking compartments. Upstairs, the home offers a well-designed family-friendly layout with two spacious secondary bedrooms, a full bathroom, and a large primary retreat complete with a walk-in closet and private ensuite featuring a jetted tub and stand-up shower. The fully finished walkout basement adds incredible flexibility and functionality, featuring 1 bedroom, 1 full bathroom, a spacious living area, large windows for plenty of natural light, and 220V plug-ins for potential future stove/laundry hookups. With its separate walkout access and thoughtful layout, the lower level offers a variety of possibilities for

extended family, guests, or multi-generational use. Outside, enjoy the private and fully fenced backyard complete with newer vinyl fencing, back lane access, and a storage shed. Bright, open, and well cared for, this home combines comfort, functionality, and long-term value. Well-maintained and lovingly cared for over the years, this home features numerous updates offering both comfort and peace of mind for future owners. Located in an unbeatable family-friendly location close to schools, parks, playgrounds, shopping, restaurants, public transit, the CTrain, South Health Campus, and major roadways including Macleod Trail and Stoney Trail for easy commuting throughout the city. A fantastic opportunity to own a move-in-ready walkout home with future income potential in one of Calgary's most established southwest communities.