

# \$1,190,000 - 1414 Shawnee Drive Sw, Calgary

MLS® #A2247358

**\$1,190,000**

4 Bedroom, 3.00 Bathroom, 1,766 sqft

Residential on 0.13 Acres

Shawnee Slopes, Calgary, Alberta

OPEN HOUSE Aug 10th 1-4 pm !!! Charming  
COMPLETLEY REMODELED & FULLY  
FINISHED 4 Bedroom + 3 Bathroom  
Bungalow boasting 3,170 sqft of living space,  
nestled on a beautifully landscaped CORNER  
LOT, just a short walk from Fish Creek Park,  
the LRT station & extensive amenities!  
Youâ€™re greeted by charming mature trees  
and gardens w/ a paved walking path  
alongside a BRAND NEW fence leading to the  
covered front porch. Step inside to durable tile  
floors and appreciate the fresh paint, updated  
floors, and how OPEN & BRIGHT this  
immaculate main floor is. The Foyer flows into  
a cozy front Den or Formal Living Room, with  
rich HARDWOOD FLOORS, all NEW  
windows. Soaring ceilings highlight the Formal  
Dining Room across the hall, w/ ample space  
for extra-large tables & gatherings. This  
Kitchen is a show stopper! An abundance of  
stunning modern new cabinetry highlights the  
Quartz COUNTERS, and backsplash for easy  
clean-up, STAINLESS APPLIANCES, water  
filtration AND softener, all centered around a  
perfectly placed eat-up Island that overlooks  
the Living Room . Unwind by the GAS  
FIREPLACE in the Family Room, surrounded  
by a modern wall feature adjacent to large  
BUILT-INS for decor & storage. A Primary  
Bedroom that walks outside to the deck and  
backyard, w/ a SPA-LIKE 5-pc ENSUITE and  
spacious WALK-IN CLOSET! There is a huge  
modern tub , and an expansive counter &  
mirror, an OS WALK-IN SHOWER, and best of



all - a PRIVATE water closet w/ a door! The 2nd Bedroom is flooded with sunlight from the window, w/ it's own closet for organization. Also on the main level is a modern 4-pc Bathroom, and a Laundry / Mud Room that features cabinetry AND counter space! Downstairs offers tons of additional living space w/ a massive Rec Room, 2 more large Bedrooms, a 3-pc Bathroom, AND a versatile Office hosting a sink and beautiful built-in counters & cabinetry. Outside you'll fall in love, there's a recently rebuilt giant 2-tiered deck ushering into the fully fenced & landscaped backyard where you can relax under the GAZEBO or in the HOT TUB! Out front is an XL driveway and an INSULATED DOUBLE ATTACHED GARAGE for unlimited parking options. A few added bonuses are recently installed CENTRAL AC, NEW lighting fixtures, floors, and a HIGH-EFFICIENCY FURNACE! This home and location are unparalleled and an absolute MUST SEE. Reach out to us today for your private viewing!

Built in 1990

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247358    |
| Price          | \$1,190,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,766       |
| Acres          | 0.13        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1414 Shawnee Drive Sw |
| Subdivision | Shawnee Slopes        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 2V1               |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 5  |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Insulated, Multiple Driveways, Oversized, Parking Pad, RV Access/Parking |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Range, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings                     |
| Heating           | High Efficiency, Fireplace Insert, Natural Gas  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Insert, Living Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Yard, Storage                                      |
| Lot Description   | Garden, Gazebo, Landscaped, Low Maintenance Landscape, See Remarks |
| Roof              | Cedar Shake  |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 3                |
| Zoning         | R-CG             |

**Listing Details**

Listing Office                    eXp Realty

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