# \$595,999 - 16218 Shawbrooke Road Sw, Calgary

MLS® #A2252475

## \$595,999

4 Bedroom, 2.00 Bathroom, 1,094 sqft Residential on 0.09 Acres

Shawnessy, Calgary, Alberta

Stunning four-level split in the sought-after SW community of Shawnessy with a double attached garage. Fully developed on all levels and perfectly located near shopping, schools, LRT, and just minutes to downtown Calgary. Bright, vaulted-ceiling living room with brand new vinyl flooring. Spacious kitchen with ample cabinetry, full appliance package, formal dining area, and breakfast nook. Upstairs features three bedrooms with brand new carpet, including a primary with walk-in closet.

Lower level boasts a massive rec roomâ€"perfect for entertainingâ€"and a fourth bedroom with window. Fully developed basement includes a flexible space for a fifth bedroom, office, or den.

Enjoy the fully fenced, landscaped backyard

Built in 1994

#### **Essential Information**

MLS® # A2252475 Price \$595,999

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,094 Acres 0.09

Year Built 1994

Type Residential







Sub-Type Detached

Style 4 Level Split

Status Active

## **Community Information**

Address 16218 Shawbrooke Road Sw

Subdivision Shawnessy

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 3C1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Landscaped, Rectangular Lot, Yard Lights

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed August 28th, 2025

Days on Market 65

Zoning R-CG

## **Listing Details**

Listing Office Real Broker

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