

# \$829,900 - 1377 Shawnee Road Sw, Calgary

MLS® #A2214331

**\$829,900**

4 Bedroom, 4.00 Bathroom, 2,048 sqft

Residential on 0.12 Acres

Shawnee Slopes, Calgary, Alberta

>>>Open House: Sunday May 4th

2:00-3:30<<<Welcome to your forever home in

the prestigious, established community of

Shawnee Slopes! Nestled on a quiet,

tree-lined street, this immaculate 4-bedroom

home has been lovingly maintained by its

original owners for 31 years, with pride of

ownership shining throughout. The main floor

offers pristine oak hardwood floors, a bright

and open formal living room, a spacious dining

area, and a comfortable, functional kitchen

with a south-facing bay window over the sink

overlooking the backyard, along with a pantry

and a sunny breakfast nook. Adjacent to the

kitchen is a warm and inviting family room

featuring a classic wood-burning fireplace with

a mantle, and sliding doors leading to a

beautifully landscaped backyard oasis

complete with a relaxing stream, pond,

raspberry bushes, apple tree, full fencing,

storage shed, concrete patio and a large deck

with a screened gazebo. Practical features

include a main floor laundry room with a sink

and a double attached garage (step-free).

Upstairs, the primary bedroom is a true retreat

with his-and-hers closets including a walk-in

with custom oak cabinetry and a stunningly

renovated 3-piece ensuite with an oversized

shower, while three additional bedrooms, two

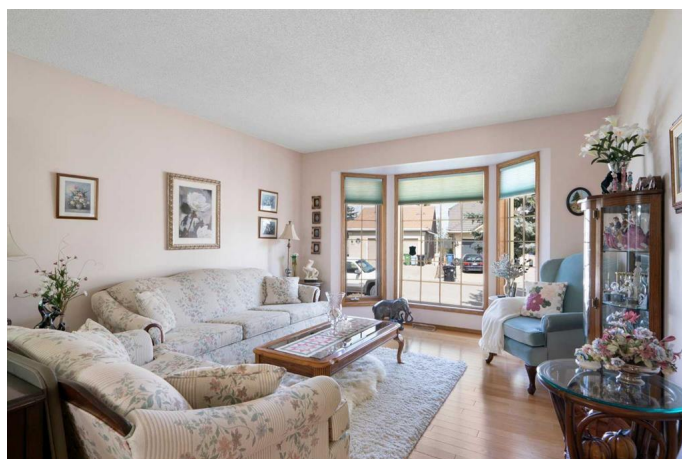
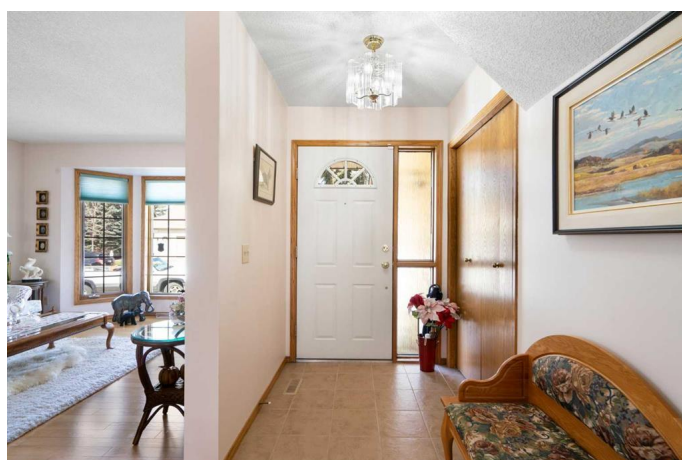
complete with elegant French doors on the

closets, and a stylishly updated 4-piece

bathroom complete the upper level. The bright,

open-concept basement is fully developed with

a large recreation area, a wet bar, 2-piece



washroom and plenty of extra storage space. Additional upgrades include newer windows, recent water heater and furnace and a new 40-year Cambridge shingle asphalt roof. Located in a quiet, established, family-friendly neighbourhood, this home offers quick and easy access to Fish Creek Park, Macleod Trail, and Stoney Trail, as well as an abundance of nearby shopping, schools, parks, and tennis courts all within walking distance. This is a rare opportunity to own a move-in ready home in a mature, highly desirable areaâ€”donâ€™t miss your chance to make it yours!

Built in 1989

### **Essential Information**

MLS® #	A2214331
Price	\$829,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,048
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1377 Shawnee Road Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2T1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Bar, Central Vacuum, Closet Organizers, French Door, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Humidifier, Other, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard, Rain Gutters
Lot Description	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn, Rectangular Lot, Treed, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Complete Realty
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