

**227 Shawnee Mews SW**  
**Calgary, Alberta**

**MLS # A2255043**



**\$750,000**

|                  |                                                                   |               |                   |
|------------------|-------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Shawnee Slopes                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                                 |               |                   |
| <b>Style:</b>    | 2 Storey                                                          |               |                   |
| <b>Size:</b>     | 2,424 sq.ft.                                                      | <b>Age:</b>   | 1985 (40 yrs old) |
| <b>Beds:</b>     | 6                                                                 | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Faces Front, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                         |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Pie Shaped Lot, Private, Treed                        |               |                   |

|                    |                                                                                               |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Concrete                                                                                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Stone, Stucco, Wood Frame                                                           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                               | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Pantry, See Remarks, Soaking Tub |                   |      |

**Inclusions:** Gas range (as-is), Outdoor Kitchen with BBQ and Mini Fridge (as-is), Gazebo (as-is), In-ground swimming pool and accessories (as-is), Central Vacuum (as-is), Hot tub (as-is)

Welcome to Shawnee Slopes! This fully developed 2-storey home features 6 bedrooms and sits on a large pie-shaped lot with a rare in-ground pool &mdash; a true standout feature in Calgary. Tucked away on a quiet cul-de-sac, just minutes from amenities and a short walk to Fish Creek Park, this home is brimming with potential for those ready to add their personal touch. Step inside to be greeted by a grand dining room with dramatic high ceilings that make a lasting first impression. The custom kitchen features granite countertops, plenty of cabinetry, a built-in Miele dishwasher, stainless steel appliances, a 6-burner gas stove, and a large pantry. A bright breakfast nook with French doors leads directly to your sunny southwest-facing backyard. The family room is warm and inviting with a gas fireplace and rich hardwood flooring flowing throughout the main level. An updated laundry room with plenty of storage, a built-in mudroom bench, and a convenient laundry chute complete this level. Upstairs, you'll find four spacious bedrooms including the primary retreat with a 4-piece ensuite offering a soaking tub and separate shower. The fully developed basement is filled with natural light from enlarged windows and offers a second gas fireplace, large rec room, two additional bedrooms, a full bath, and generous storage. The backyard is designed for entertaining and outdoor living &mdash; private, treed, and perfect for summer gatherings. Enjoy the rare in-ground pool with spillover hot tub and slide, plus an outdoor kitchen with built-in BBQ and mini fridge (as-is). The pool is fully functional and currently being cleaned and prepped for winterization, so it's ready for the new owners to enjoy as a summer oasis next season. There's also space for a trampoline, a sitting area, and two storage sheds. An additional hot tub is included (as-is, requires servicing). Comfort is a

priority here with two central AC units, keeping the home cool and enjoyable during Calgary's warmest summer days. This home is ideal for buyers looking to build equity, renovators seeking a project, or anyone ready to transform a well-loved property into their forever masterpiece. With its rare pool, spacious floor plan, and unbeatable location near Fish Creek Park, the potential here is endless.