

1396 Shawnee Road SW
Calgary, Alberta

MLS # A2327299



\$980,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,464 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Open house July 11 (Saturday) 1:00-4:00pm. Backs onto Green Walking Path | Walkout Basement | Fully Renovated | Soaring Vaulted Ceilings| Welcome to this beautifully renovated executive two-storey home, perfectly situated on a premium lot backing onto a tranquil green walking path with stunning urban views. Located in the prestigious community of Shawnee Estates, you'll enjoy exceptional access to Fish Creek Park, the LRT, Stoney Trail, schools, and everyday amenities. The bright, open-concept main floor showcases soaring 14-foot vaulted ceilings in the living and dining rooms, rich hardwood flooring, knockdown ceilings, elegant estate trim, and oversized windows (broken seal glass panes replaced) that fill the home with natural light. The fully renovated kitchen features custom 42" cabinetry with pull-outs and built-ins, granite countertops, soft-close drawers, stainless steel appliances, and under-cabinet lighting. Upstairs, the luxurious primary suite offers a spa-inspired ensuite with a jetted tub, oversized two-person shower with a 10-mil glass door, double vessel sinks, and heated tile flooring. All bathrooms have been tastefully renovated. The professionally finished walkout basement offers a spacious recreation area plus a separate section with its own private entrance, providing excellent potential for a future secondary living space or multi-generational living. Poly-B plumbing fully replaced (2025), Upgraded high-efficiency furnaces, water tank, newer roof, painted exterior, oversized garage, new vinyl decking and aluminum railing, professional landscaping, all backing onto a linear 20-meter park space. Don't miss out on this perfect family home in an outstanding upscale location.