

\$375,000 - 16190 Shawbrooke Road Sw, Calgary

MLS® #A2089909

\$375,000

3 Bedroom, 2.00 Bathroom, 1,098 sqft

Residential on 0.03 Acres

Shawnessy, Calgary, Alberta

****OPEN HOUSE SAT OCT 28 FROM 1:00-3:00PM**** Welcome to this charming 3-bedroom, 1.5-bathroom townhouse situated on a quiet street in ever-popular Shawnessy. Boasting a well-designed layout, modern amenities, and a prime location, this townhouse offers comfortable living for families and individuals alike. The living room welcomes you with a cozy gas fireplace, creating a warm and inviting ambiance on those chilly evenings. The adjacent kitchen is well laid out and provides stainless steel appliances and a pantry cabinet, and is open to the spacious dining room that can accommodate a large table for family gatherings. From the dining room, a patio door leads to the east-facing back yard, providing a wonderful space for outdoor activities, gardening, and al fresco dining. Completing the main floor is a 2-piece powder room. Heading upstairs, you'll find three generously sized bedrooms, and a shared 4-piece bathroom. Down to the finished basement, you'll discover a wide open recreation room, perfect for a home theater, game room, or even a home gym. Additional storage space is available to keep your belongings organized and out of sight, plus a large laundry room. This unit comes with an assigned parking space, plus additional visitor parking and plenty of street parking as well. Shawnessy is a vibrant and family-friendly community with a lot to offer. The townhouse's location is a highlight, providing easy access to



a variety of amenities. Within walking distance, you'll find parks and playgrounds, ideal for kids and pets to enjoy the outdoors. Schools are also nearby, making the morning school run a breeze. For those who enjoy staying active, an outdoor rink is within reach, offering the perfect spot for ice skating and hockey during the winter months. Additionally, quick access to 162 Ave where youâ€™ll find shopping, the YMCA, transit and more. Book your showing now, and move in before Christmas!

Built in 1994

Essential Information

MLS® #	A2089909
Price	\$375,000
Sold Price	\$385,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,098
Acres	0.03
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	16190 Shawbrooke Road Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3G1

Amenities

Amenities	Visitor Parking
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Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Laminate Counters, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2023
Date Sold	November 11th, 2023
Days on Market	16
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX IREALTY INNOVATIONS
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