

# \$600,000 - 16270 Shawbrooke Drive Sw, Calgary

MLS® #A2161633

**\$600,000**

4 Bedroom, 3.00 Bathroom, 1,282 sqft

Residential on 0.11 Acres

Shawnessy, Calgary, Alberta

This charming family home has been meticulously cared for, with a variety of upgrades inside and out. The vaulted ceilings, natural light streaming in, and neutral paint colors create a bright yet cozy environment. You'll be welcomed by a wide-open living room that seamlessly transitions into a generously sized dining area. There is hardwood flooring throughout the main and upper levels, with tile in the kitchen and bathrooms (no carpet!). The three finished levels offer more than enough space to grow your family and entertain, in addition to a huge fenced backyard with a large deck and gazebo. The kitchen features granite countertops, stainless steel appliances, plenty of cupboard space, and an island. Upstairs, you'll find the bright and spacious primary bedroom with a 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the upper level. On the lower level, you'll discover a spacious family or rec room, a fourth bedroom, a 3-piece bathroom, and laundry. Upgrades include a hot water tank, vinyl siding, gazebo, and deck (all 2023), dishwasher (2024), furnace (2021) roof, garage door and motor (2022). The community of Shawnessy is within walking distance to multiple parks, playgrounds, and schools, and a short drive away from a large shopping center. Shawnessy is just south of Fish Creek Park which boasts endless walking trails and bike paths. Easy access to major roadways such as



Stoney Trail make commuting in and out of the city convenient. Please see supplements for a full list of upgrades.

Built in 1991

### **Essential Information**

MLS® #	A2161633
Price	\$600,000
Sold Price	\$602,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,282
Acres	0.11
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

### **Community Information**

Address	16270 Shawbrooke Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2Y3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Few Trees, Gazebo, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 16th, 2024
Date Sold	October 1st, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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