

# \$1,059,900 - 1360 Shawnee Road Sw, Calgary

MLS® #A2214312

**\$1,059,900**

5 Bedroom, 4.00 Bathroom, 2,846 sqft

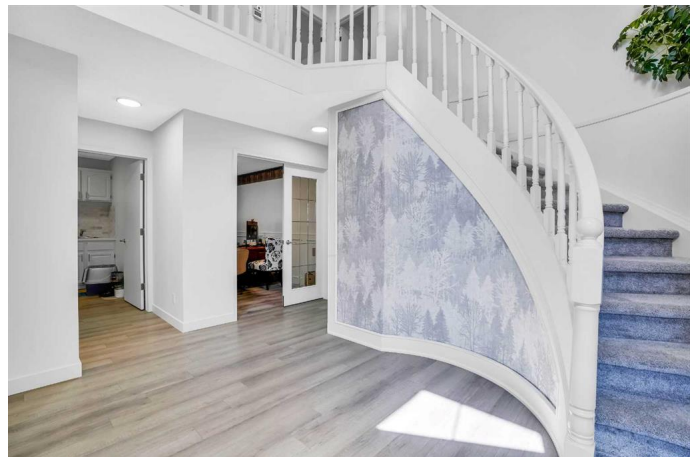
Residential on 0.13 Acres

Shawnee Slopes, Calgary, Alberta

Welcome to a home filled with love, laughter, and memories. This property features a separate entrance leading to an illegal basement suite, offering excellent potential for rental income. The home is equipped with two furnaces and two hot water tanks, providing independent comfort for both levels. Whether you're an investor or a homeowner looking to offset your mortgage, this setup offers a great opportunity. The owners cared for this home with so much heart, raising their family here and even running a daycare, filling every room with happiness and life. Now, it is ready for your family to create the next beautiful chapter.

With over 4,000 square feet of bright, open space, there is room for everyone to live, grow, and make memories together. Picture your family gathered in the sun-filled kitchen, sharing meals in the spacious dining room, cozying up by the fireplace, or enjoying movie nights and game days in the walkout basement. Built for lasting protection, this home features a durable clay tile roof known for its exceptional longevity, fire resistance, and ability to withstand harsh weather. The solid stucco exterior adds even more strength and curb appeal. A spacious double garage offers the perfect setup for any hardworking homeowner to store tools, work on projects, and stay organized.

Step outside and imagine weekends spent exploring the endless beauty of Fish Creek Provincial Park, just minutes away, perfect for



biking, walking, or simply soaking up nature. The community of Shawnee Slopes offers more than just stunning scenery. You will love the easy access to parks, schools, churches, playgrounds, the library and YMCA, and tons of shops and restaurants at Shawnessy Shopping Centre. Plus, with the nearby Fish Creek-Lacombe C-Train Station and quick routes to Macleod Trail, getting around the city is simple and stress-free.

Shawnee Slopes is a place where neighbors feel like family, thanks to the active community association hosting fun events year-round.

This home is not just about space. It is about a lifestyle where modern comfort and natural beauty come together for your family to enjoy every single day.

Do not miss out on making this special place yours. Call today!

Built in 1989

## Essential Information

MLS® #	A2214312
Price	\$1,059,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,846
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	1360 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
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Wet Bar, Bar, Bookcases, Chandelier, Central Vacuum, Natural Woodwork, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Gas Range, Water Softener
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Radiant, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry, Suite

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Yard, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Private, Views
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 27th, 2025
Days on Market	50
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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