

# \$819,900 - 907 Shawnee Drive Sw, Calgary

MLS® #A2263758

**\$819,900**

3 Bedroom, 3.00 Bathroom, 2,467 sqft

Residential on 0.17 Acres

Shawnee Slopes, Calgary, Alberta

Located on a quiet, tree-lined street in sought-after Shawnee Slopes, this spacious 2,467 sq. ft. detached home offers a rare blend of character, comfort, and peace of mind. From the moment you arrive, you'll notice the classic clay tile roof, exposed aggregate driveway, and mature landscaping that set a timeless tone for the property. Step inside to discover a home designed for both function and warmth, featuring a bright, well-defined main level with fresh paint, a cozy fireplace framed by custom built-ins, and large sliding doors that lead to the tranquil backyard.

At the heart of the home, the kitchen offers plenty of cabinetry, stainless steel appliances, and a smart layout that connects seamlessly to the dining and living spaces. A sun-filled solarium with skylights and panoramic windows invites natural light throughout the day, the perfect space for dining, relaxing, or creative pursuits. Upstairs, the expansive primary suite features a private balcony and a luxurious ensuite complete with a deep jetted tub and steam shower, bringing a spa-like touch to daily living.

Recent updates provide lasting value and confidence: large steam shower w/rainwater head, large jetted tub, two newer furnaces, 60 gal. commercial grade water heater, new central vac (w/hose for hose and garage), new triple glazed Lux windows, poly-b piping, removed, hot water hose bib in the garage,



BBQ gas line in backyard and new acacia hardwood flooring that adds warmth and modern appeal. Outside, the 7,200+ sq. ft. lot feels like a private park, backing onto a peaceful green space and walking path, surrounded by mature evergreens that offer shade and privacy.

Conveniently located near Fish Creek Park, the LRT station, top-rated schools, and all the amenities of Shawnessy and Millrise, this home combines a serene natural setting with everyday convenience. With its thoughtful updates, flexible layout, and solid construction, itâ€™s ready to be personalized and enjoyed for years to come. Book your private showing today.

Built in 1988

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263758    |
| Price          | \$819,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,467       |
| Acres          | 0.17        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 907 Shawnee Drive Sw |
| Subdivision | Shawnee Slopes       |
| City        | Calgary              |
| County      | Calgary              |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2Y2G8  |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Aggregate, Double Garage Attached |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Bookcases, Central Vacuum, Skylight(s), Walk-In Closet(s), Wet Bar              |
| Appliances        | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Central, Fireplace(s), Natural Gas                                              |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Wood Burning                                                                    |
| Has Basement      | Yes                                                                             |
| Basement          | Full                                                                            |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                                  |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Lawn, Underground Sprinklers |
| Roof              | Clay Tile                                                              |
| Construction      | Stucco, Wood Frame                                                     |
| Foundation        | Poured Concrete                                                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 31                 |
| Zoning         | R-CG               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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