

# \$409,000 - 12 Shawbrooke Court Sw, Calgary

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MLS® #A2264129

**\$409,000**

3 Bedroom, 1.00 Bathroom, 1,215 sqft

Residential on 0.04 Acres

Shawnessy, Calgary, Alberta

This beautifully maintained 3-bedroom, 2-bath townhouse in Shawnessy is move-in ready and offers exceptional value in a quiet, well-kept complex with no rear neighbors and serene views of green space. Located just minutes from playgrounds, schools, shopping, parks, restaurants, and transit—including the C-Train—this home combines convenience with tranquility. The spacious entrance opens into a bright living room with soaring 9' ceilings, large windows that flood the space with natural light, and a cozy tile-surround gas fireplace with a mantel. A few steps up, the dining area overlooks the private backyard and connects to a well-appointed kitchen featuring newer stainless steel appliances, ample cabinetry, and direct access to a generous deck surrounded by mature trees for added privacy. The fenced deck includes a built-in bench and BBQ area, perfect for entertaining. Upstairs, you'll find three comfortable bedrooms including a primary suite with a large walk-in closet, a full bathroom, and a versatile nook ideal for a small office or reading space. The basement offers plenty of storage along with laundry and utility rooms. Recent upgrades include new kitchen appliances, lighting fixtures, fresh paint throughout, newer windows, and new patio doors. The complex itself has seen improvements such as a new roof, updated exterior siding, and new porches. This unit comes with two parking stalls—one on your private driveway and another conveniently



located across from the unit. With its exceptional cleanliness, thoughtful updates, and prime location, this home is a rare find you won't want to miss.

Built in 1994

**Essential Information**

MLS® #	A2264129
Price	\$409,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,215
Acres	0.04
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	12 Shawbrooke Court Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3G2

**Amenities**

Amenities	Parking, Playground, Snow Removal, Trash
Parking Spaces	2
Parking	Additional Parking, Assigned, Driveway, Front Drive, Parking Pad, Stall, On Street, Parking Lot

**Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer



Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

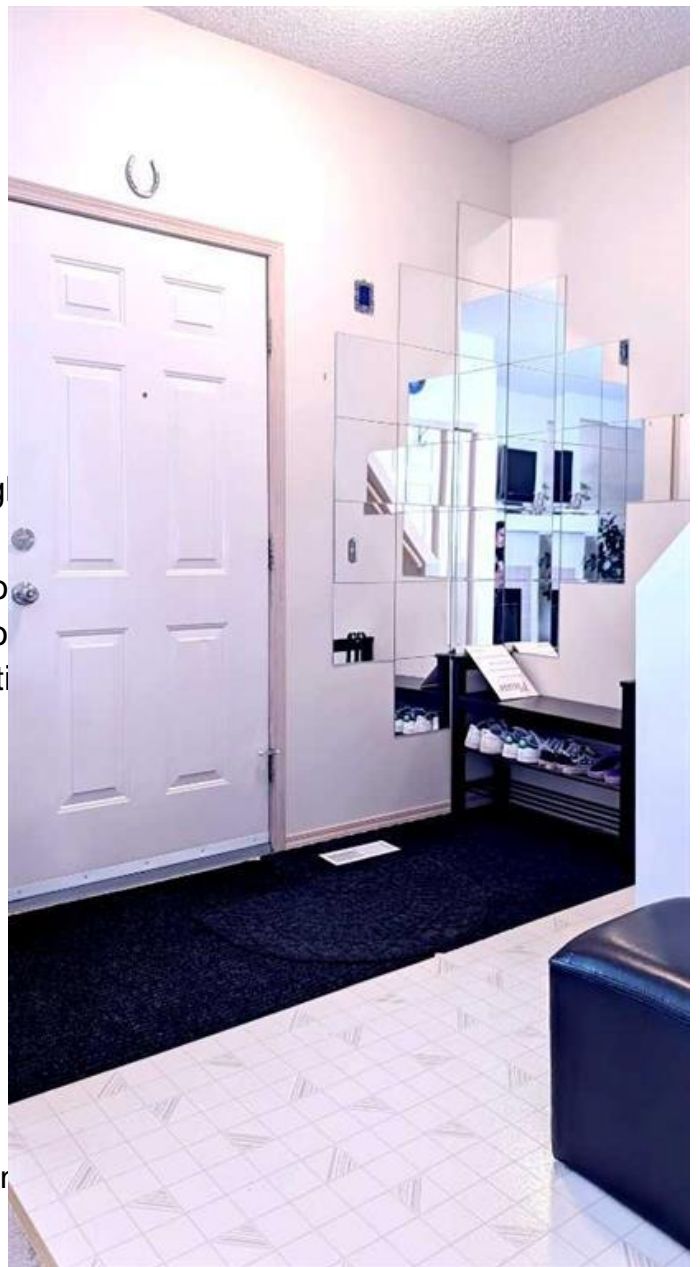
Exterior Features	BBQ gas line, Courtyard, Light Yard, Storage
Lot Description	Back Yard, Backs on to Trees/Shrub(s), Interior Lot, Rectangular Lot, Street Light
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 14th, 2025
Zoning	M-CG d44

### Listing Details

Listing Office	TREC The Real Estate Company
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