

# \$559,000 - 447 Shawbrooke Circle Sw, Calgary

MLS® #A2257845

**\$559,000**

4 Bedroom, 3.00 Bathroom, 1,085 sqft

Residential on 0.12 Acres

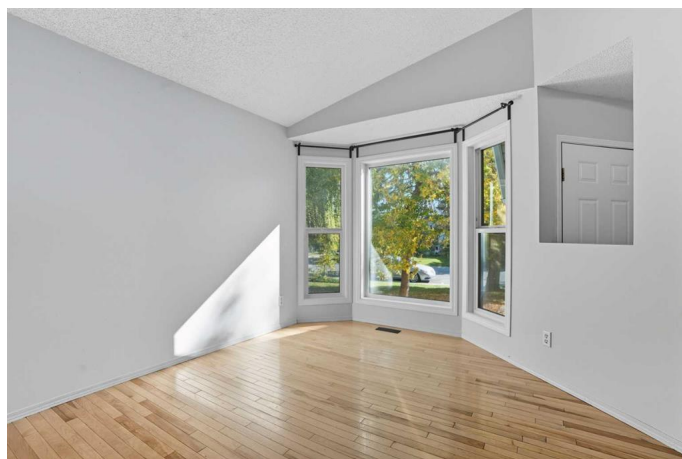
Shawnessy, Calgary, Alberta

First-time buyers, investors, and families—this detached southwest Calgary gem is ready for you! Freshly painted and move-in ready, this bright and inviting home offers comfort, flexibility, and timeless charm. Inside, you’ll find four spacious bedrooms, three full bathrooms, a welcoming living room, and a sun-filled eat-in kitchen with a functional layout designed for everyday living. Natural light fills the home, creating a warm and airy feel throughout. 7 Windows were replaced in 2014, Shingles replaced in 2020, and hot water tank in 2015. Transit & Commuting: Just minutes from the Shawnessy LRT station and major routes like Macleod Trail and Stoney Trail, commuting downtown or across the city is a breeze. Lifestyle & Recreation: Enjoy endless nearby amenities—movie theatres, fitness centres, libraries, shopping, and quick access to Fish Creek Park—all right at your doorstep. Don’t miss this opportunity to own a home that truly has it all. Book your private showing today!

Built in 1991

## Essential Information

MLS® #	A2257845
Price	\$559,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,085
Acres	0.12
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	447 Shawbrooke Circle Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2Z4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 17th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	2% Realty
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