

# \$799,900 - 1377 Shawnee Road Sw, Calgary

MLS® #A2214331

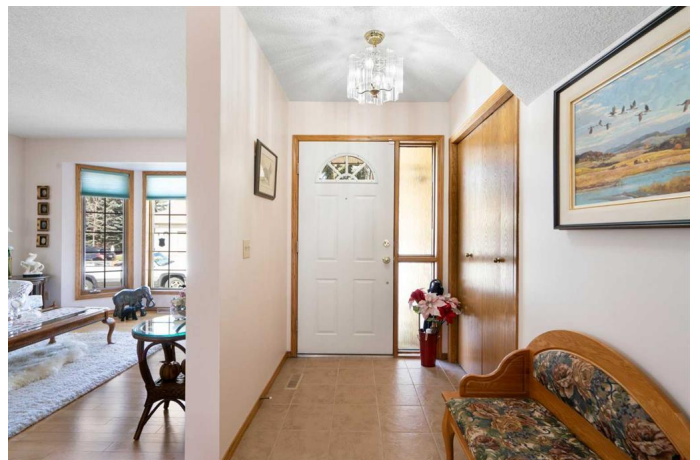
**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,048 sqft

Residential on 0.12 Acres

Shawnee Slopes, Calgary, Alberta

Welcome to your forever home in the prestigious, established community of Shawnee Slopes! Nestled on a quiet, tree-lined street, this immaculate 4-bedroom home has been lovingly maintained by its original owners for 31 years, with pride of ownership shining throughout. The main floor offers pristine oak hardwood floors, a bright and open formal living room, a spacious dining area, and a comfortable, functional kitchen with a south-facing bay window over the sink overlooking the backyard, along with a pantry and a sunny breakfast nook. Adjacent to the kitchen is a warm and inviting family room featuring a classic wood-burning fireplace with a mantle, and sliding doors leading to a beautifully landscaped backyard oasis complete with a relaxing stream, pond, raspberry bushes, apple tree, full fencing, storage shed, concrete patio and a large deck with a screened gazebo. Practical features include a main floor laundry room with a sink and a double attached garage (step-free). Upstairs, the primary bedroom is a true retreat with his-and-hers closets including a walk-in with custom oak cabinetry and a stunningly renovated 3-piece ensuite with an oversized shower, while three additional bedrooms, two complete with elegant French doors on the closets, and a stylishly updated 4-piece bathroom complete the upper level. The bright, open-concept basement is fully developed with a large recreation area, a wet bar, 2-piece washroom and plenty of extra storage space.



Additional upgrades include newer windows, recent water heater and furnace and a new 40-year Cambridge shingle asphalt roof. Located in a quiet, established, family-friendly neighbourhood, this home offers quick and easy access to Fish Creek Park, Macleod Trail, and Stoney Trail, as well as an abundance of nearby shopping, schools, parks, and tennis courts all within walking distance. This is a rare opportunity to own a move-in ready home in a mature, highly desirable areaâ€”donâ€™t miss your chance to make it yours!

Built in 1989

### Essential Information

MLS® #	A2214331
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,048
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1377 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, Garage Door Opener, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Bar, Central Vacuum, Closet Organizers, French Door, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Humidifier, Other, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Other, Private Yard, Rain Gutters
Lot Description	Back Yard, Creek/River/Stream/Pond, Few Trees, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Complete Realty
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