

447 Shawbrooke Circle SW  
Calgary, Alberta

MLS # A2257845



## \$559,000

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,085 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Storage		

**Inclusions:** None

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!