

\$1,190,000 - 1414 Shawnee Drive Sw, Calgary

MLS® #A2247358

\$1,190,000

4 Bedroom, 3.00 Bathroom, 1,766 sqft

Residential on 0.13 Acres

Shawnee Slopes, Calgary, Alberta

OPEN HOUSE Aug 10th 1-4 pm !!! Charming COMPLETELY REMODELED & FULLY FINISHED 4 Bedroom + 3 Bathroom Bungalow boasting 3,170 sqft of living space, nestled on a beautifully landscaped CORNER LOT, just a short walk from Fish Creek Park, the LRT station & extensive amenities! Youâ€™re greeted by charming mature trees and gardens w/ a paved walking path alongside a BRAND NEW fence leading to the covered front porch. Step inside to durable tile floors and appreciate the fresh paint, updated floors, and how OPEN & BRIGHT this immaculate main floor is. The Foyer flows into a cozy front Den or Formal Living Room, with rich HARDWOOD FLOORS, all NEW windows. Soaring ceilings highlight the Formal Dining Room across the hall, w/ ample space for extra-large tables & gatherings. This Kitchen is a show stopper! An abundance of stunning modern new cabinetry highlights the Quartz COUNTERS, and backsplash for easy clean-up, STAINLESS APPLIANCES, water filtration AND softener, all centered around a perfectly placed eat-up Island that overlooks the Living Room . Unwind by the GAS FIREPLACE in the Family Room, surrounded by a modern wall feature adjacent to large BUILT-INS for decor & storage. A Primary Bedroom that walks outside to the deck and backyard, w/ a SPA-LIKE 5-pc ENSUITE and spacious WALK-IN CLOSET! There is a huge modern tub , and an expansive counter & mirror, an OS WALK-IN SHOWER, and best of



all - a PRIVATE water closet w/ a door! The 2nd Bedroom is flooded with sunlight from the window, w/ itâ€™s own closet for organization. Also on the main level is a modern 4-pc Bathroom, and a Laundry / Mud Room that features cabinetry AND counter space! Downstairs offers tons of additional living space w/ a massive Rec Room, 2 more large Bedrooms, a 3-pc Bathroom, AND a versatile Office hosting a sink and beautiful built-in counters & cabinetry. Outside youâ€™ll fall in love, thereâ€™s a recently rebuilt giant 2-tiered deck ushering into the fully fenced & landscaped backyard where you can relax under the GAZEBO or in the HOT TUB! Out front is an XL driveway and an INSULATED DOUBLE ATTACHED GARAGE for unlimited parking options. A few added bonusesâ€¦ recently installed CENTRAL AC, NEW lighting fixtures, floors, and a HIGH-EFFICIENCY FURNACE! This home and location are unparalleled and an absolute MUST SEE. Reach out to us today for your private viewing!

Built in 1990

Essential Information

MLS® #	A2247358
Price	\$1,190,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,766
Acres	0.13
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1414 Shawnee Drive Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2V1

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Multiple Driveways, Oversized, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	High Efficiency, Fireplace Insert, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Garden, Gazebo, Landscaped, Low Maintenance Landscape, See Remarks
Roof	Cedar Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office eXp Realty

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