

# \$1,649,800 - 1008 Shawnee Drive Sw, Calgary

MLS® #A2247245

**\$1,649,800**

3 Bedroom, 4.00 Bathroom, 3,060 sqft

Residential on 1.07 Acres

Shawnee Slopes, Calgary, Alberta

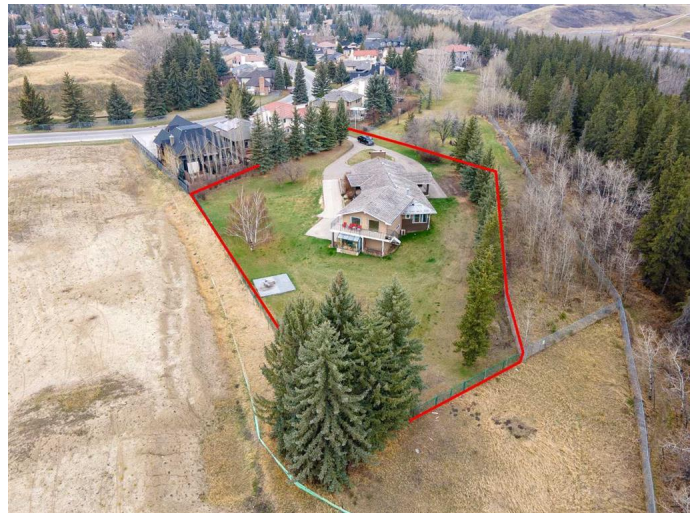
**\*\*Massive Price Improvement! An Acreage within City Limits!\*\*** Unlock the potential of this acreage in heart of the city, boasting over 3000 sqft and situated on a generous lot that backs directly onto the serene Fish Creek Park. This unique offering in Shawnee Estates emphasizes land value, with approved plans available for subdivision into five separate lots, making it an ideal investment for developers or those looking to build their dream homes in a picturesque setting. The property is bordered by lush green space, providing a tranquil and private atmosphere that enhances its appeal. While the existing residence features four bedrooms, 3.5 bathrooms, and an inviting open floor plan with vaulted ceilings and a wood-burning fireplace, the true value lies in the land and its potential for future development. Whether you choose to renovate the current home or capitalize on the subdivision opportunity, this property offers endless possibilities. With easy access to the C-train, McLeod Trail, and nearby shopping centers, this location combines the best of both nature and convenience. Seize this opportunity to invest in a one-of-a-kind property that offers both immediate enjoyment and long-term potential!

Built in 1981

## Essential Information

MLS® #

A2247245



Price	\$1,649,800
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,060
Acres	1.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	1008 Shawnee Drive Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y2T9

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Baseboard, Central, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Cedar Shake
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	55
Zoning	S-FUD

### **Listing Details**

Listing Office	CIR Realty
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