

\$538,000 - 447 Shawbrooke Circle Sw, Calgary

MLS® #A2257845

\$538,000

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 the last 10 years, 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 | \$538,000 |
| 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 | 12 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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