



GRASSROOTS
REALTY GROUP

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1360 Shawnee Road SW
Calgary, Alberta

MLS # A2241508



\$1,059,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,846 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Private		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Extra Refrigerator in the basement		

This exceptionally well-maintained and freshly painted family home in Shawnee Slopes offers over 4,000 sq ft of developed living space, including a bright walkout basement with a separate entrance—ideal for extended family or future rental potential. Built with lasting quality, it features a durable clay tile roof and a solid stucco exterior. The functional layout includes spacious living and dining areas, a sun-filled kitchen overlooking the south-facing backyard, and four large upstairs bedrooms including a generous primary suite. The walkout level offers a large rec area, additional bedroom, full bath, wet bar, and abundant natural light. With two furnaces, two hot water tanks, and an oversized garage, the home is designed for comfort and convenience. Cared for by the same family for many years, it's move-in ready and reflects true pride of ownership. High-quality solid wood furniture is also available for purchase at an additional cost. Located steps from Fish Creek Park, schools, transit, and shopping, this home delivers exceptional space, flexibility, and long-term value.