



GRASSROOTS
REALTY GROUP

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227 Shawnee Mews SW
Calgary, Alberta

MLS # A2255043



\$750,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,424 sq.ft.	Age:	1985 (40 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Pantry, See Remarks, Soaking Tub		

Inclusions: Gas range (as-is), Outdoor Kitchen with BBQ and Mini Fridge (as-is), Gazebo (as-is), In-ground swimming pool and accessories (as-is), Central Vacuum (as-is), Hot tub (as-is)

Welcome to Shawnee Slopes! This fully developed 2-storey home features 6 bedrooms and sits on a large pie-shaped lot with a rare in-ground pool — a true standout feature in Calgary. Tucked away on a quiet cul-de-sac, just minutes from amenities and a short walk to Fish Creek Park, this home is brimming with potential for those ready to add their personal touch. Step inside to be greeted by a grand dining room with dramatic high ceilings that make a lasting first impression. The custom kitchen features granite countertops, plenty of cabinetry, a built-in Miele dishwasher, stainless steel appliances, a 6-burner gas stove, and a large pantry. A bright breakfast nook with French doors leads directly to your sunny southwest-facing backyard. The family room is warm and inviting with a gas fireplace and rich hardwood flooring flowing throughout the main level. An updated laundry room with plenty of storage, a built-in mudroom bench, and a convenient laundry chute complete this level. Upstairs, you'll find four spacious bedrooms including the primary retreat with a 4-piece ensuite offering a soaking tub and separate shower. The fully developed basement is filled with natural light from enlarged windows and offers a second gas fireplace, large rec room, two additional bedrooms, a full bath, and generous storage. The backyard is designed for entertaining and outdoor living — private, treed, and perfect for summer gatherings. Enjoy the rare in-ground pool with spillover hot tub and slide, plus an outdoor kitchen with built-in BBQ and mini fridge (as-is). While the pool pump has recently failed and requires replacement, this is an opportunity for the next owner to restore it to full functionality and create the ultimate summer oasis. There's also space for a trampoline, a sitting area, and two storage sheds. An additional hot tub is included (as-is, requires

servicing). Comfort is a priority here with two central AC units, keeping the home cool and enjoyable during Calgary's warmest summer days. This home is ideal for buyers looking to build equity, renovators seeking a project, or anyone ready to transform a well-loved property into their forever masterpiece. With its rare pool, spacious floor plan, and unbeatable location near Fish Creek Park, the potential here is endless.