



GRASSROOTS
REALTY GROUP

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1405 Shawnee Road SW
Calgary, Alberta

MLS # A2276948



\$828,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,671 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Wood Windows		

Inclusions: N/A

PRICE DROP! **GREAT VALUE** OVER 2,670 SQ FT OF ELEGANT LIVING SPACE. This stunning two storey home offers timeless elegance and exceptional space. Step inside to soaring vaulted ceilings and classic French doors leading into a beautiful den. The main floor features a striking curved staircase, a bright all-white kitchen with abundant cabinetry with a newer stove top, dishwasher. An inviting living area, a spacious family room, and a large formal dining room ideal for gatherings and entertaining. Natural sunlight streams throughout the home with its expansive windows and a charming skylight, while a convenient main-floor laundry adds everyday practicality. Upstairs, you'll find three generous bedrooms, including a luxurious primary suite with a walk-in closet and a private 4-piece ensuite. The two additional bedrooms are bright and roomy, perfect for family or guests. The fully developed basement extends the living space with a large recreation area, an additional bedroom, and a 4-piece bathroom—offering endless possibilities for relaxation, entertainment, or hobbies. Located near James McKeivitt Road, Macleod Trail, Shawnessy Boulevard, Evergreen Street SW, and with Stoney Trail just minutes away, this home offers both convenience and connectivity. Some updates are newer toilets, hardwood floors with yearly maintenance, upstairs windows. As well as no Ploy b was used when the basement was built, Roof has been maintained and is in good conditions. Basement is fully permitted, plumbing, electrical, building all complete in 2001