

# \$399,000 - 12 Shawbrooke Court Sw, Calgary

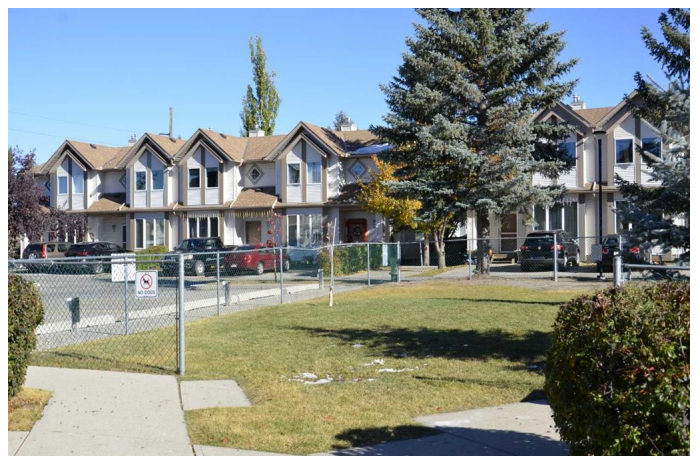
MLS® #A2264129

**\$399,000**

3 Bedroom, 1.00 Bathroom, 1,215 sqft  
Residential on 0.04 Acres

Shawnessy, Calgary, Alberta

This beautifully maintained 3-bedroom, 2-bath townhouse in Shawnessy is move-in ready and offers exceptional value in a quiet, well-kept complex with no rear neighbors and serene views of green space. Located just minutes from playgrounds, schools, shopping, parks, restaurants, and transit—including the C-Train—this home combines convenience with tranquility. The spacious entrance opens into a bright living room with soaring 9' ceilings, large windows that flood the space with natural light, and a cozy tile-surround gas fireplace with a mantel. A few steps up, the dining area overlooks the private backyard and connects to a well-appointed kitchen featuring newer stainless steel appliances, ample cabinetry, and direct access to a generous deck surrounded by mature trees for added privacy. The fenced deck includes a built-in bench and BBQ area, perfect for entertaining. Upstairs, you'll find three comfortable bedrooms including a primary suite with a large walk-in closet, a full bathroom, and a versatile nook ideal for a small office or reading space. The basement offers plenty of storage along with laundry and utility rooms. Recent upgrades include new kitchen appliances, lighting fixtures, fresh paint throughout, newer windows, and new patio doors. The complex itself has seen improvements such as a new roof, updated exterior siding, and new porches. This unit comes with two parking stalls—one on your private driveway and another conveniently



located across from the unit. With its exceptional cleanliness, thoughtful updates, and prime location, this home is a rare find you won't want to miss.

Built in 1994

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2264129      |
| Price          | \$399,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,215         |
| Acres          | 0.04          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 12 Shawbrooke Court Sw |
| Subdivision | Shawnessy              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 3G2                |

**Amenities**

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Playground                                                        |
| Parking Spaces | 2                                                                                               |
| Parking        | Additional Parking, Assigned, Driveway, Front Drive, On Street, Parking Pad, Stall, Parking Lot |

**Interior**

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer                                          |

|                 |                             |
|-----------------|-----------------------------|
| Heating         | Forced Air, Natural Gas     |
| Cooling         | None                        |
| Fireplace       | Yes                         |
| # of Fireplaces | 1                           |
| Fireplaces      | Electric, Living Room, Tile |
| Has Basement    | Yes                         |
| Basement        | Full, Unfinished            |

## Exterior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Courtyard, Private Entrance, Private Yard, Lighting, Playground, Storage                                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Fruit Trees/Shrub(s), Interior Lot, Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting, Paved, Treed |
| Roof              | Asphalt Shingle                                                                                                                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                                                 |
| Foundation        | Poured Concrete                                                                                                                                                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 18                 |
| Zoning         | M-CG d44           |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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