

# \$749,900 - 16 Shawnee Way Sw, Calgary

MLS® #A2244827

## \$749,900

3 Bedroom, 2.00 Bathroom, 1,658 sqft  
Residential on 0.15 Acres

Shawnee Slopes, Calgary, Alberta

Excellent opportunity for a spotless, exceptionally well-cared-for bungalow in Shawnee Estates. This "like new" home boasts rich hardwood floors, estate casing and baseboard, and a timeless kitchen in pristine condition. The main floor features a family room with custom millwork and a warm converted gas fireplace. The bedrooms are generously sized, with the primary bedroom offering a luxurious Jacuzzi ensuite and a separate stand-alone shower. Ready and waiting for your creative vision, this full, unspoiled basement has RI plumbing, a water softener (believed to work but is not as is), and a high-efficiency furnace (approx. 2011). The roof is approximately 6 years old, with some window glass and windows replaced. The property features a very large double attached garage, a rear deck, and well-landscaped grounds. Close to the LRT, excellent access to Fish Creek Park, schools, shopping and Stoney Trail.

Built in 1990

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2244827  |
| Price          | \$749,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,658     |



|            |             |
|------------|-------------|
| Acres      | 0.15        |
| Year Built | 1990        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 16 Shawnee Way Sw |
| Subdivision | Shawnee Slopes    |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2Y2V4            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Built-in Features, Jetted Tub, No Animal Home, No Smoking Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer, Window Coverings                           |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Family Room, Gas, Mantle, Gas Starter  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Many Trees, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

## **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 3               |
| Zoning         | R-CG            |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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