



**54 Shawbrooke Place SW
Calgary, Alberta**

MLS # A2303939



\$600,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,489 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway, See Remarks		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Shed, Green house

Located on a quiet cul de sac and situated on a desirable corner lot, this well maintained bungalow offers a rare combination of space, functionality, and an exceptional setting. Featuring nearly 1,500 sq.ft above grade, the home includes 2 bedrooms upstairs and 2 full bathrooms, including a spacious primary suite with a 4 piece ensuite, all within a bright and practical layout highlighted by soaring vaulted ceilings that create an open, airy feel throughout. The main living area is warm and inviting, complete with a fireplace that anchors the space and makes it perfect for everyday living and entertaining. At the front of the home, you’ll find a dedicated dining room that could easily be converted into a home office or even an additional bedroom, offering flexibility depending on your needs. The basement adds additional versatility with a third bedroom already in place, along with plenty of space for future development or storage. One of the standout features of this property is the lot. Sitting on over 7,000 sq.ft, it is one of the largest in the community and offers a west-facing backyard that captures excellent afternoon and evening sun. The yard also includes an RV pad, making it ideal for those needing extra parking or storage flexibility. Additional updates include a newer roof and partial siding replacement, providing peace of mind for the next owner. This is a fantastic opportunity to own a solid, well-cared-for home on a premium lot in an established community.