



GRASSROOTS
REALTY GROUP

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1414 Shawnee Drive SW
Calgary, Alberta

MLS # A2323003



\$1,099,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,765 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s)		

Heating:	Fireplace(s)	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: HOT TUB

This fully renovated 4-bedroom, 3-bathroom bungalow delivers exceptional value on a beautifully landscaped corner lot, just a few steps from Fish Creek Park — one of the largest urban parks in North America, with over 80 km of walking and biking pathways, off-leash areas, and the Bow Valley ravine right at your doorstep. Enjoy direct, easy access for morning runs, dog walks, or weekend bike rides without ever getting in the car. The home is also just minutes from the LRT and shopping. With 3,363.09 sq. ft. of developed living space, the home has been completely remodeled top to bottom: poly-B plumbing replaced, popcorn ceilings eliminated, vaulted ceilings, and all-new windows offer total peace of mind. The chef's kitchen features quartz counters, stainless steel appliances, a built-in water filtration/softener system, and a large eat-up island open to a family room with gas fireplace — a rare combination of high-end finishes at this size and price point. The primary retreat offers a spa-inspired 5-piece ensuite and private deck access. The fully finished basement adds two more large bedrooms, a 3-piece bath, and a versatile office, nearly doubling the home's functional living space. Outside, enjoy a two-tier deck, gazebo, hot tub, fire pit, and an insulated double attached garage with RV parking — upgrades that would cost tens of thousands to replicate. Move-in ready with nothing left to do, and steps from one of Calgary's best natural escapes. Book your showing today!