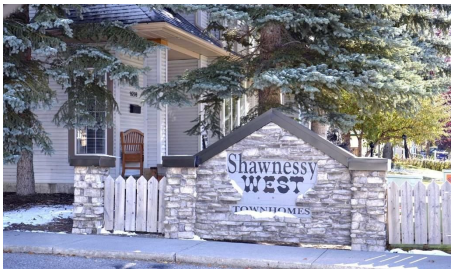
12 Shawbrooke Court SW

Calgary | Active | MLS® A2329864

$364,900









Bedrooms	Bathrooms	Year Built	Living area
3	2	1994	1,215 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2329864
Bedrooms	3
Bathrooms	2
Year Built	1994
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,215 sq. ft.
Main Level Finished Area:	1,215 sq. ft.
Condo Fee:	$483.00
Condo Fee Includes:	Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Acreage:	No
Lot Area:	1,633 sq. ft.
Lot Frontage:	20' 1/8 "
Lot Details:	6.10x20
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1994 (Age: 32)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	9411947
Heating:	Fireplace(s), Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Family Room, Tile
Garage:	No
Parking:	Asphalt, Front Drive, Guest, On Street, Parking Lot, Parking Pad, Plug-In, Stall
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Shawnessy West
Community:	Shawnessy
Amenities:	Park, Parking, Playground, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Inclusions:	none
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Living Room · 17'5" × 10'10" ·
Main Floor	Dining Room · 11'6" × 10'10" ·
Main Floor	Kitchen · 8'2" × 7'10" ·
Upper Level	Bedroom - Primary · 12'10" × 11'2" ·

Upper Level	Bedroom · 11'6" × 9'1" ·
Upper Level	Bedroom · 12'10" × 11'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Exterior Features:	BBQ gas line, Courtyard, Garden, Lighting, Private Entrance, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Low Maintenance Landscape, No Back Lane, No Neighbours Behind, Rectangular Lot, Views
Num. of Parcels:	0
Fencing:	Fenced, Partial
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-CG d44
Listed Date:	Jul 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/12-shawbrooke-court-sw-calgary-a2329864/

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.