1340 Shawnee Road SW

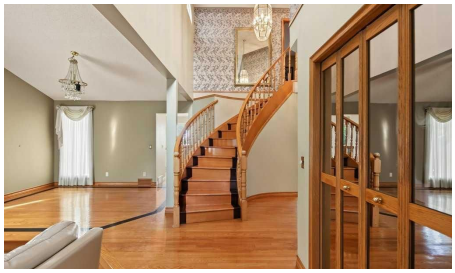
Calgary | Active | MLS® A2346121

$769,800









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1989**	**2,419 sq. ft.**

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Listed by Real Estate Professionals Inc.

A closer look

Welcome to this beautifully appointed 3-bedroom, 2-storey home in the sought-after community of Shawnee Slopes, ideally situated on a quiet street and backing directly onto green space and an environmental reserve. Offering timeless elegance, thoughtful design, and an abundance of natural light, this exceptional home is sure to impress.

A grand front foyer welcomes you with soaring cathedral ceilings and a beautiful curved oak staircase. The spacious formal living and dining rooms feature floor-to-ceiling windows and rich hardwood flooring with intricate inlay detailing, creating an elegant setting for both entertaining and everyday living.

The gourmet kitchen is the heart of the home, featuring granite countertops, a large centre island, corner pantry, and an oversized breakfast nook surrounded by bay windows that fill the space with natural light. The kitchen overlooks the generous family room, complete with a brick-facing wood-burning fireplace-perfect for relaxing with family and friends.

Upstairs, the primary bedroom offers a private retreat with a spacious sitting area surrounded by a bay window, access to your private deck, and a luxurious 4-piece ensuite. The ensuite features a walk-in closet, jetted tub, and beautiful stained-glass windows that add a distinctive touch of character.

A main-floor den and convenient laundry room with attractive, functional built-ins add to the home's thoughtful layout. The partially finished basement offers excellent additional space and features large windows that bring in plenty of natural light, with ample potential to customize to your needs.

An excellent opportunity for investors or future homeowners. The property is currently tenant-occupied until April 2, 2027, generating $3,200/month in rental income. Enjoy the combination of a desirable location, tranquil green-space setting, elegant interior details, and strong rental potential-all in one exceptional Shawnee Slopes home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346121
Bedrooms	3
Bathrooms	3
Year Built	1989
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,419 sq. ft.
Acreage:	No
Lot Area:	5,274 sq. ft.
Lot Frontage:	33'6"
Lot Details:	33.5x109.91
Front Exposure:	South
Unit Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1989 (Age: 37)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	8810521
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	House
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Glass Doors, Great Room
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Garage Door Opener
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Shawnee Slopes
Appliances:	Built-In Electric Range, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 18'1" × 13'5" ·
Main Floor	Dining Room · 12'8" × 10'11" ·
Main Floor	Family Room · 16'2" × 14'6" ·
Main Floor	Entrance · 10'9" × 5'4" ·
Main Floor	Living Room · 15'3" × 13'5" ·

Main Floor	Dinette · 10'1" × 9'11" ·
Main Floor	Office · 11'9" × 8'6" ·
Main Floor	Laundry · 11'6" × 5'10" ·
2nd Floor	Bedroom - Primary · 19'9" × 13'10" ·
2nd Floor	Bedroom · 18'1" × 9'9" ·
2nd Floor	Bedroom · 14'9" × 10' ·
Basement	Exercise Room · 33' × 12'11" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Soaking Tub, Vaulted Ceiling(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1340-shawnee-road-sw-calgary-a2346121/

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