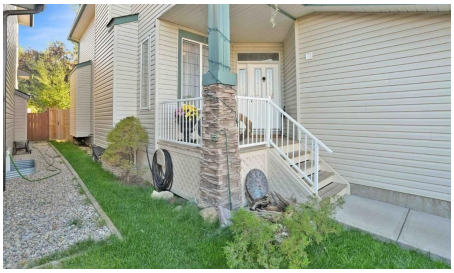
20 Shawbrooke Park SW

Calgary | Active | MLS® A2346784

$759,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2003**	**2,182.77 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

*** Public Open House this Saturday, the 14th of November 2.00-4.00p.m. Beautiful, family house, tucked in a quiet cul-de-sac location and backing on a green space provides a safe environment for playing outside children and gives maximum privacy not having neighbors in the back. It boasts almost 2200 sq ft of a developed space. Just when you enter the house, you will find a large and bright main floor office room, a half bath and a laundry room. While you continue further inside, the house welcomes you with a lot of light through a huge living room window. Relax and unwind in the comfortable living room, which boasts a gas fireplace that adds warmth and character. The seamless flow from the living area to the private back yard allows you to enjoy the green space view and fresh air right from your home. Whether you’re sipping your morning coffee or winding down after a long day, this outdoor space is a true retreat. Upgraded with granite counter tops and stainless-steel appliances kitchen, where functionality meets style is featuring a large kitchen island and a convenient breakfast bar, this space is ideal for both casual dining and culinary creativity. The abundance of the walk-through pantry, cabinetry and counter space ensures ample storage and preparation areas, while the adjacent dining area provides a cozy spot for family meals or hosting friends. The upstairs master bedroom, a grand retreat, invites you in with its functional layout, while the additional bedrooms promise a harmonious blend of comfort and versatility. To elevate your lifestyle, a bonus room awaits, ready to host family gatherings, game nights, or your very own home theater-a multifaceted space limited only by the boundaries of your imagination. Ideally situated within arm's reach of a thriving community hub, this home seamlessly integrates into the pulse of local life. Here, convenience is not just a perk; it's a way of life. Being close to esteemed schools provides a nurturing environment for academic growth. Retail therapy is within reach with your proximity to diverse shopping centers. Major highways at your doorstep ensure that you're seamlessly connected to the broader landscape, facilitating easy travel and exploration. This residence is an unparalleled gem within the heart of a mature, family-oriented community. Don’t miss the chance to own this beautifully designed and perfectly located, family house. Schedule a viewing today and discover the perfect blend of style, comfort, and convenience.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346784
Bedrooms	3
Bathrooms	3
Year Built	2003
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:	2,182.77 sq. ft.
Main Level Finished Area:	1,077.48 sq. ft.
Upper Level Finished Area:	1,105.29 sq. ft.
Below Grade Finished Area:	980.66 sq. ft.
Acreage:	No
Lot Area:	4,197 sq. ft.
Lot Frontage:	35'10"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2003 (Age: 23)
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:	0212466
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Other
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Concrete, Hardwood
Cooling:	None
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Shawnessy
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	none
Restrictions:	None Known
Main Floor	Office · 12'4" × 10'4" ·
Main Floor	Laundry · 11'5" × 6'1" ·
Main Floor	Kitchen · 12'3" × 11'7" ·
Main Floor	Dining Room · 12'10" × 12' ·
Main Floor	Living Room · 18'1" × 17'2" ·
2nd Floor	Bonus Room · 15'6" × 13'8" ·
2nd Floor	Bedroom · 12'10" × 10'8" ·

2nd Floor	Bedroom · 10'7" × 9'10" ·
2nd Floor	Bedroom - Primary · 14'4" × 12'7" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaped, Level, No Back Lane, No Neighbours Behind, Private, Rectangular Lot
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/20-shawbrooke-park-sw-calgary-a2346784/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.