327 Shawbrooke Circle SW

Calgary | Active | MLS® A2339914

$569,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1992**	**1,155.88 sq. ft.**

Your next move starts with a conversation.

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Listed by TREC The Real Estate Company

A closer look

Welcome to 327 Shawbrooke Circle SW, a well maintained bi-level home nestled on a desirable corner lot in the established community of Shawnessy. With over 2,000 square feet of developed living space, this home offers a comfortable and versatile layout designed to accommodate both everyday family life and entertaining.

Step inside to a bright and inviting main level featuring a generously sized living room, where a wood-burning fireplace framed by beautiful stonework creates a warm and welcoming focal point. Expansive windows bring in plenty of natural light, giving the main living areas a bright and airy feel.

The main floor offers three good-sized bedrooms, while the lower level provides additional flexibility with a **fourth bedroom, large windows, and a spacious recreation area. Whether you're hosting family and friends, creating a home office, or simply looking for extra room to spread out, the basement offers plenty of possibilities.

Location is another highlight. Enjoy convenient access to Shawnessy shopping, restaurants, grocery stores, Macleod Trail, Stoney Trail, transit, and the C-Train, making daily commutes and errands a breeze. Families will also appreciate having Samuel W. Shaw Middle School and Centennial High School nearby.

With its generous living space, inviting fireplace, abundant natural light, and convenient location, this property is a wonderful opportunity to make yourself at home in Shawnessy.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339914
Bedrooms	4
Bathrooms	2
Year Built	1992
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:	Bi-Level
Total Living Area:	1,155.88 sq. ft.
Main Level Finished Area:	1,155.88 sq. ft.
Below Grade Finished Area:	1,053.27 sq. ft.
Acreage:	No
Lot Area:	4,176 sq. ft.
Lot Frontage:	38'1"
Front Exposure:	South
Levels:	Bi-Level
Total Rooms Above Grade:	6
Year built:	1992 (Age: 34)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	9210072
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Southwest
Community:	Shawnessy
Appliances:	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 18'1" × 14'3" ·
Main Floor	Kitchen · 11' × 10'4" ·
Main Floor	Dining Room · 11' × 8'7" ·
Main Floor	Bedroom - Primary · 14'7" × 14'2" ·
Main Floor	Bedroom · 11'3" × 11'2" ·
Main Floor	Bedroom · 10'4" × 8'11" ·
Basement	Game Room · 27'9" × 12'4" ·
Basement	Bedroom · 16'9" × 10'11" ·
Basement	Laundry · 12'4" × 10'11" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Aug 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/327-shawbrooke-circle-sw-calgary-a2339914/

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