

16257 Shawbrooke Drive SW
Calgary, Alberta

MLS # A2246160



\$549,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,198 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Paved, Sin		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot, See Remarks, Street Lighting		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Hardwood		
Roof:	Asphalt Shingle		
Basement:	Full		
Exterior:	Mixed		
Foundation:	Combination		
Features:	See Remarks		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R-CG		
Utilities:	-		

Inclusions: None

Great location backing WEST. This ideally located 3 level split boasts 3 bedrooms and 2 - 4 pc bathrooms with plenty of room in the lower level to add another bedroom. 1439 sq ft of living space + an additional 623 sq ft of undeveloped area in the lower level. Garage door replaced in 2024 and new shingles replaced in 2021. NO POLY B(Completely replaced in 2025). New hardwood flooring on the upper floor and new carpet in the lower level. Brand new fridge, stove, dishwasher, countertops, taps, kitchen sink and more. Completely repainted in 2025. Just a short walk to Samuel W Shaw school(middle school), Father Doucet elementary School, playground, baseball diamond, out door rink. Close to the LRT, home depot, Walmart, Safeway, Sobeys, Coop, Superstore, Cardel Rec Center, and tons of restaurants and shopping options. Immediate possession. Included: Fridge, stove, dishwasher, washer, dryer, vacu-flo.