

\$538,000 - 447 Shawbrooke Circle Sw, Calgary

MLS® #A2257845

\$538,000

4 Bedroom, 3.00 Bathroom, 1,085 sqft

Residential on 0.12 Acres

Shawnessy, Calgary, Alberta

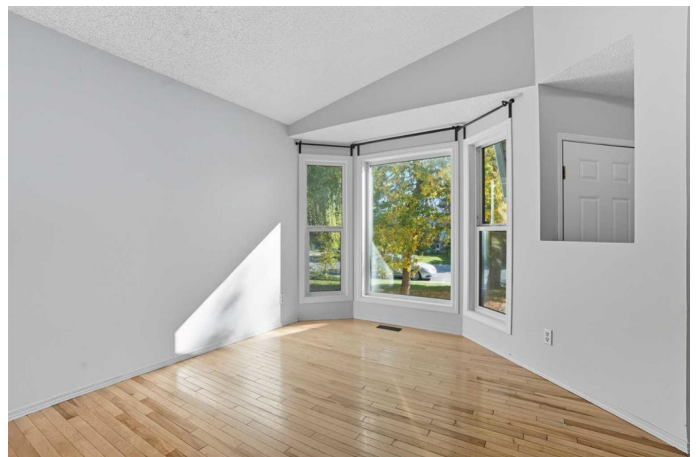
This property offers great value and only requires a little TLC—no major renovations needed. The home is fully livable as is, with plenty of potential to personalize over time. As of October 2, 2025, it stands as the most affordable detached home with an attached garage in SW Calgary. Freshly painted and move-in ready, this bright and inviting home offers comfort, flexibility, and timeless charm. Inside, you’ll find four spacious bedrooms, three full bathrooms, a welcoming living room, and a sun-filled eat-in kitchen with a functional layout designed for everyday living. Natural light fills the home, creating a warm and airy feel throughout. 7 Windows were replaced in 2014, Shingles replaced in the last 10 years, and hot water tank in 2015. Transit & Commuting: Just minutes from the Shawnessy LRT station and major routes like Macleod Trail and Stoney Trail, commuting downtown or across the city is a breeze. Lifestyle & Recreation: Enjoy endless nearby amenities—movie theatres, fitness centres, libraries, shopping, and quick access to Fish Creek Park—all right at your doorstep. Don’t miss this opportunity to own a home that truly has it all. Book your private showing today!

Built in 1991

Essential Information

MLS® #

A2257845



Price	\$538,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,085
Acres	0.12
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	447 Shawbrooke Circle Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2Z4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	25
Zoning	R-CG

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.