

# \$1,625,000 - 1008 Shawnee Drive Sw, Calgary

MLS® #A2247245

**\$1,625,000**

3 Bedroom, 4.00 Bathroom, 3,060 sqft

Residential on 1.07 Acres

Shawnee Slopes, Calgary, Alberta

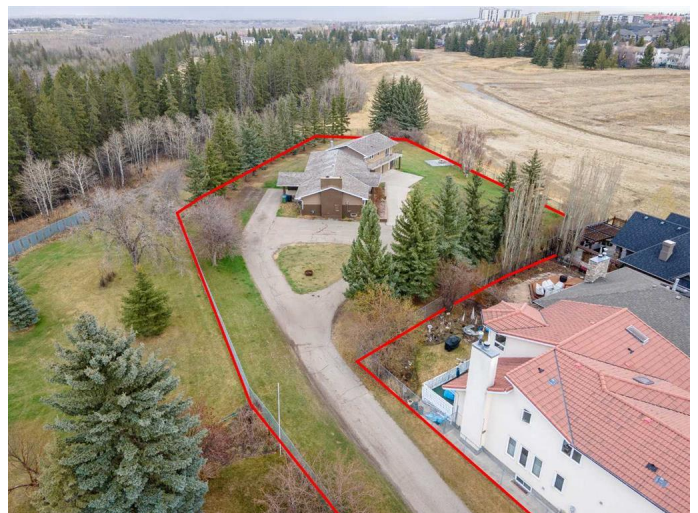
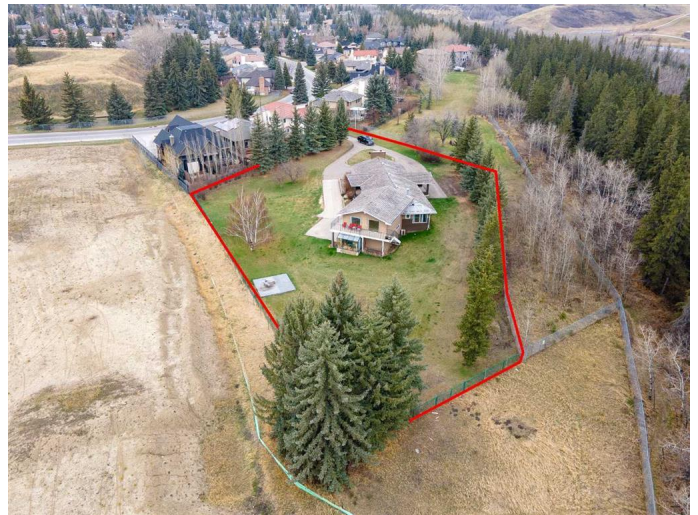
**\*\*Massive Price Improvement! An Acreage within City Limits!\*\*** Unlock the potential of this acreage in heart of the city, boasting over 3000 sqft and situated on a generous lot that backs directly onto the serene Fish Creek Park. This unique offering in Shawnee Estates emphasizes land value, with approved plans available for subdivision into five separate lots, making it an ideal investment for developers or those looking to build their dream homes in a picturesque setting. The property is bordered by lush green space, providing a tranquil and private atmosphere that enhances its appeal. While the existing residence features four bedrooms, 3.5 bathrooms, and an inviting open floor plan with vaulted ceilings and a wood-burning fireplace, the true value lies in the land and its potential for future development. Whether you choose to renovate the current home or capitalize on the subdivision opportunity, this property offers endless possibilities. With easy access to the C-train, McLeod Trail, and nearby shopping centers, this location combines the best of both nature and convenience. Seize this opportunity to invest in a one-of-a-kind property that offers both immediate enjoyment and long-term potential!

Built in 1981

## Essential Information

MLS® #

A2247245



|                |                                  |
|----------------|----------------------------------|
| Price          | \$1,625,000                      |
| Bedrooms       | 3                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 3,060                            |
| Acres          | 1.07                             |
| Year Built     | 1981                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1008 Shawnee Drive Sw |
| Subdivision | Shawnee Slopes        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y2T9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Closet Organizers, Open Floorplan, Built-in Features, Ceiling Fan(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                                         |
| Heating           | Baseboard, Central, Hot Water                                                                  |
| Cooling           | None                                                                                           |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 2                                                                                              |
| Fireplaces        | Wood Burning                                                                                   |
| Has Basement      | Yes                                                                                            |
| Basement          | Finished, Full, Exterior Entry                                                                 |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, Private Yard                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Cedar Shake                             |
| Construction      | Wood Frame                              |
| Foundation        | Poured Concrete                         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 76               |
| Zoning         | S-FUD            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR 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.