

# \$540,000 - 395 Shawcliffe Circle Sw, Calgary

MLS® #A2236722

**\$540,000**

5 Bedroom, 2.00 Bathroom, 944 sqft

Residential on 0.09 Acres

Shawnessy, Calgary, Alberta

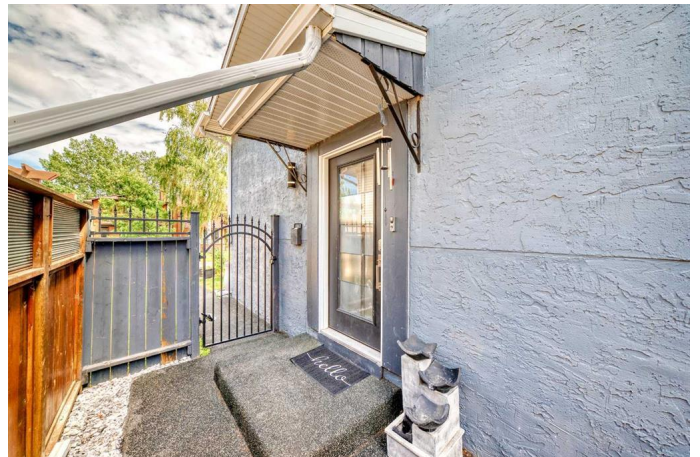
"Exceptional Bi-Level Living in Shawnessy: A 5-Bedroom Gem at \$540,000!"

Welcome to a home that perfectly blends style, comfort, and convenience in the heart of Shawnessy. This stunning 5-bedroom bi-level residence offers an incredible opportunity for families and investors alike, featuring an illegal suite with a separate entrance for added flexibility.

Step inside to discover modern comforts, including a whole house water filter system and sleek stainless steel appliances that enhance the kitchen's appeal. The updated light fixtures add a touch of elegance to every room, while the main bath has just undergone a complete renovation, offering a fresh and contemporary feel.

The exterior of the home has been freshly painted, and the charming rubber stone walkway leads to a backyard oasis equipped with a natural gas barbecue hookup, perfect for entertaining and relaxation. The heated, oversized 2-car garage, complete with a new door system and an additional parking pad, providing ample space and security for your vehicles and storage needs.

Energy efficiency is a highlight, with new windows and doors on the main floor and basement ensuring comfort throughout the year. Located just steps from the LRT station, this home offers easy access to city amenities while being nestled in a vibrant, family-friendly community known for its beautiful landscaping



and welcoming atmosphere.

This bi-level beauty is more than just a house;  
it's a lifestyle upgrade at an unbeatable price.  
Don't miss the chance to call this exceptional  
property your home!

Built in 1981

### Essential Information

MLS® #	A2236722
Price	\$540,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	944
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	395 Shawcliffe Circle Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 1H6

### Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator,

	Washer, Window Coverings, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 5th, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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