

# \$664,999 - 48 Shawcliffe Place Sw, Calgary

MLS® #A2249230

## \$664,999

3 Bedroom, 3.00 Bathroom, 1,146 sqft

Residential on 0.14 Acres

Shawnessy, Calgary, Alberta

Boasting a rare TRIPLE CAR GARAGE, This WALK OUT sits on an expansive lot at the end of a quiet cul-de-sac in the highly sought-after community of Shawnessy. With thoughtful updates throughout and exceptional curb appeal, this property offers the perfect blend of function and style. Enjoy an unbeatable location—just minutes from Fish Creek Park, schools, shopping, groceries, entertainment, and playgrounds—with quick, convenient access in and out of the community.

Inside, you'll find just over 2000 sqft of living space, three bedrooms, including a spacious master with a private three-piece ensuite. The kitchen has been newly updated with modern finishes, while newer windows, a fresh roof, and recent exterior paint add to the home's curb appeal and peace of mind.

The walk-out basement is perfect for entertaining or extended living, featuring a large recreation room, cozy living area, and an additional two-piece bathroom, Nu-Heat in floor heating system and plenty of potential for adding your personal touches.

Step outside to the massive pie-shaped lot, where an unbelievable garden creates a private oasis. The front yard area for that perfect evening sun and just a great vibe. There are plenty of trees, shrubs and an ideal yard for a gardener at heart to add your own touch.



And for those who love to tinker, store, or create – the heated triple-car garage with 220 power is an absolute dream. Whether you’re into cars, woodworking, or simply need serious storage, this space delivers and some. The oversized garage doors allow for endless possibilities and is also plumbed with water with drainage.

This is more than a house – it’s a rare opportunity to own a home that blends comfort, functionality, and unmatched outdoor space in one of Calgary’s sought-after neighbourhoods.

Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249230    |
| Price          | \$664,999   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,146       |
| Acres          | 0.14        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 48 Shawcliffe Place Sw |
| Subdivision | Shawnessy              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |

Postal Code T2Y 1H5

### Amenities

Parking Spaces 3  
Parking Triple Garage Detached  
# of Garages 3

### Interior

Interior Features Breakfast Bar, No Smoking Home, Quartz Counters, Separate Entrance  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Balcony, Fire Pit, Garden, Private Entrance, Private Yard  
Lot Description Back Yard, Front Yard, Garden, Many Trees, Treed, Pie Shaped Lot  
Roof Asphalt Shingle  
Construction Brick, Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed August 16th, 2025  
Days on Market 30  
Zoning R-CG

### Listing Details

Listing Office Grassroots Realty Group

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