

**216 Shawnee Gardens SW  
Calgary, Alberta****MLS # A2223784****\$799,900**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,749 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Concrete Driveway, Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Brush, Cul-De-Sac, Few Trees, F		

<b>Heating:</b>	Boiler, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Steam Room, Walk-In Closet(s), Wet Bar		

**Inclusions:** Garden Shed

**\*\* Listing ReActivated -- POLY-B REMOVED and PEX INSTALLED \*\*** Tucked into a quiet cul-de-sac in the estate, northwest portion of the community of Shawnee Slopes, this walkout bungalow with over 3100 sqft of fully developed space, offers the perfect blend of privacy, natural beauty, and future potential, whether you're seeking a move-in ready residence or a rewarding renovation project. Backing directly onto a peaceful greenbelt with mature trees, the sunny east-facing backyard invites in the morning light through expansive windows on both levels of the home. The inviting, open-concept layout features a bright, skylit central staircase anchored by a charming plant atrium, an architectural detail that brings character and warmth. A large main floor deck runs nearly the entire length of the home, accessible from both the breakfast nook and primary suite, and includes a retractable awning for shaded enjoyment throughout the day. Below, a spacious concrete patio extends your living space outdoors from the finished walk-out basement, an ideal setup for entertaining, gardening, or quiet retreat. Inside, the home boasts a well-appointed kitchen with timeless cabinetry, a central skylight, and recently updated appliances. The generous living room features a cozy natural gas fireplace, while the dining area is perfectly situated for both family meals and formal gatherings. This home offers a total of four bedrooms and three full bathrooms. On the main level, you'll find two bedrooms, including a large front bedroom that could easily function as a den, nursery, or home office. The primary bedroom includes a 5-piece ensuite and direct access to the deck. The lower level provides two additional bedrooms (one with non-egress window) along with a 3-piece bathroom, a steam room, and expansive recreational space with walk-out access. Storage and practicality are not

overlooked: in addition to an attached double garage, a substantial garden/tool shed sits discreetly to the side of the home with easy backyard access. A family-friendly neighborhood, where established homes meet exciting redevelopment, you're just a short stroll from the countless trails and natural beauty of Fish Creek Park. Other neighbouring communities add to the appeal, offering an abundance of schools, parks, retail shops, restaurants, medical offices, and recreation facilities. With the nearby Cardel-built Shawnee Park project transforming the area, there's strong long-term investment potential here. This is a rare opportunity to own a walkout bungalow on a pie lot in a mature, tree-lined setting, with room to customize or simply enjoy as is. Whether you're an investor with vision or a growing family looking for a home that offers both comfort and opportunity, this property delivers exceptional value in one of Calgary's most desirable southwest neighbourhoods. Schedule your showing today, homes of this calibre, in this location, are seldom available for long. Some photos shown with virtual staging.