

# \$550,000 - 16227 Shawfield Drive Sw, Calgary

MLS® #A2263436

**\$550,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.09 Acres

Shawnessy, Calgary, Alberta

FACING GREEN SPACE | VAULTED CEILINGS | DOUBLE ATTACHED GARAGE | Youâ€™ll love this well maintained home tucked away on a quiet, tree-lined street in family-friendly Shawnessy. Facing a peaceful green space and filled with natural light, this home perfectly blends comfort, character, and convenienceâ€”with major updates already done, including a NEWER ROOF, NEWER WINDOWS, NEWER HOT-WATER TANK & WATER SOFTENER, AND ALL POLY-B PLUMBING REPLACED. Step inside to discover a bright, open-concept living area with vaulted ceilings, HARDWOOD FLOORS, painted-brick WOOD BURNING FIREPLACE and large front windows that flood the space with natural light. Youâ€™ll enjoy the SPACIOUS DINING AREA designed for comfortable family meals and effortless entertaining. The kitchen features STAINLESS-STEEL APPLIANCES, tons of counter space, WHITE CABINETRY, and room for a casual dining table. Down the hall, youâ€™ll find a PRIMARY SUITE with a 3-PIECE ENSUITE and private patio doors leading to a COVERED DECKâ€”a peaceful retreat for morning coffee or evening relaxation. 2 additional bedrooms perfect for family, guests or office space. 4-PC main bathroom. The unfinished lower level offers endless potentialâ€”create a gym, games area, or future suite to fit your lifestyle. Enjoy a DOUBLE-ATTACHED GARAGE. Outside, youâ€™ll love the private, fenced backyard



with mature trees and a covered deck, perfect for outdoor living. Minutes to neighbourhood schools like SAMUAL W. SHAW (Grades 5-9), all the shops and restaurants at SHAWNESSY VILLAGE SHOPPING, 4 min drive to SHAWNESSY LRT, and an easy bike ride to FISH CREEK PARK. This location offers the ideal balance of tranquility and convenience. If youâ€™ve been searching for a bright, move-in-ready bungalow with outdoor space and future potential, this Shawnessy gem is just waiting for you.

Built in 1990

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263436    |
| Price          | \$550,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,216       |
| Acres          | 0.09        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 16227 Shawfield Drive Sw |
| Subdivision | Shawnessy                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Y 2J7                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer, Water Softener

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full, Unfinished

### Exterior

Exterior Features None

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed October 14th, 2025

Days on Market 8

Zoning R-CG

### Listing Details

Listing Office RE/MAX First

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