# \$449,900 - 116 Shawmeadows Road Sw, Calgary

MLS® #A2260534

## \$449,900

4 Bedroom, 2.00 Bathroom, 1,075 sqft Residential on 0.06 Acres

Shawnessy, Calgary, Alberta

Welcome to this stunning single-family home in the desirable Shawnessy community, offering the perfect blend of comfort, style, and unbeatable convenience. Boasting 4 spacious bedrooms and 2 full bathrooms, this home is ideal for families of all sizes. Step inside to find modern vinyl plank flooring that flows seamlessly throughout, creating a fresh and contemporary ambiance.

The bright and airy living room faces the front porch, offering a welcoming space to relax or entertain. The kitchen features white cabinetry, ample storage, and a separate cooking area that helps keep the space neat, organized, and private. Upstairs, you'II find three generously sized bedrooms and a full bathroom, perfect for family living. The fully finished basement adds even more value, featuring an additional bedroom, a second full bathroom, and a spacious rec roomâ€"ideal for family entertainment, guests, or young adults seeking privacy.

Outside, enjoy the stone path leading to a spacious backyard parking area with room for two vehicles. This home's location is truly exceptionalâ€"just a 3-minute walk to Shawnessy C-Train Station, making transit a breeze. It's also walking distance to schools, shopping, a community center, tennis courts, and more. Only 800 meters from an elementary school, and just a six-minute drive to Shawnessy Shopping Village, where you'II find the YMCA, library, movie







theatres, and countless other amenities.

Downtown Calgary is less than 20 minutes away, with quick access to Deerfoot Trail and Stoney Trail for seamless commuting.

Don't miss your chance to own this beautifully maintained and ideally located home. Schedule your private showing today!

#### Built in 1980

#### **Essential Information**

MLS® # A2260534 Price \$449,900

Bedrooms 4
Bathrooms 2.00
Full Baths 2

Square Footage 1,075 Acres 0.06 Year Built 1980

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 116 Shawmeadows Road Sw

Subdivision Shawnessy

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 1B3

#### **Amenities**

Amenities None Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

### **Exterior**

Exterior Features None

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 28th, 2025

Days on Market 31

Zoning R-CG

HOA Fees 20

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Homecare Realty Ltd.

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