# \$549,900 - 111 Shawmeadows Crescent Sw, Calgary

MLS® #A2212558

## \$549,900

4 Bedroom, 2.00 Bathroom, 960 sqft Residential on 0.08 Acres

Shawnessy, Calgary, Alberta

This well-maintained 4-BEDROOM, 2-BATHROOM bungalow is located on a guiet. mature street in Shawnessy and offers INCREDIBLE VALUE for buyers seeking comfort, charm, and convenience. Built in 1980, this detached home sits on a beautifully landscaped lot with stunning front gardens and welcoming FENCED backyard space. The exterior has been updated with NEW SIDING, SOFFIT, and FASCIA (2013), and features an AGGREGATE FRONT WALKWAY and BACKYARD PATIO perfect for outdoor living. Inside, the home is FRESHLY PAINTED and features laminate flooring throughout the main floor and NEW CARPET in the basement (2022). There are three bedrooms upstairs, including a versatile third room ideal as a home office, with double garden doors that open directly onto the backyard patio. The kitchen includes a newer fridge, newer Bosch dishwasher, and a NEW STOVE (2023), making it move-in ready for its next owners. The fully developed basement offers a spacious rec area, a BRIGHT BEDROOM, and a full bathroom. With a SEPARATE SIDE ENTRANCE and ample basement storage area, the space is both functional and flexible. Mechanical updates include a new FURNACE (2025), HOT WATER TANK (2019), ROOF (2009), BASEMENT EGRESS WINDOW (2012) and all other windows replaced around 2008. Located just a SHORT WALK from the LRT, parks, schools, playgrounds, and a major shopping area, this home is ideally situated for







everyday convenience. Street parking and ALLEY ACCESS provide added flexibility.

This home is a standout in Shawnessy. Book your tour today!

Built in 1980

#### **Essential Information**

MLS® # A2212558 Price \$549,900

Bedrooms 4

Bathrooms 2.00 Full Baths 2

Square Footage 960
Acres 0.08
Year Built 1980

Type Residential

Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 111 Shawmeadows Crescent Sw

Subdivision Shawnessy

City Calgary
County Calgary
Province Alberta
Postal Code T2Y1A8

### **Amenities**

Parking Spaces 2

Parking Alley Access, On Street, None

#### Interior

Interior Features Laminate Counters, No Smoking Home, Separate Entrance, Storage,

Vinyl Windows

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

Heating High Efficiency, Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Garden

Lot Description Back Lane, Garden, Landscaped, Low Maintenance Landscape,

Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 29th, 2025

Days on Market 18

Zoning R-CG

## **Listing Details**

Listing Office CIR Realty

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