

# \$469,900 - 56 Shawmeadows Close Sw, Calgary

MLS® #A2264207

## \$469,900

3 Bedroom, 1.00 Bathroom, 1,125 sqft

Residential on 0.08 Acres

Shawnessy, Calgary, Alberta

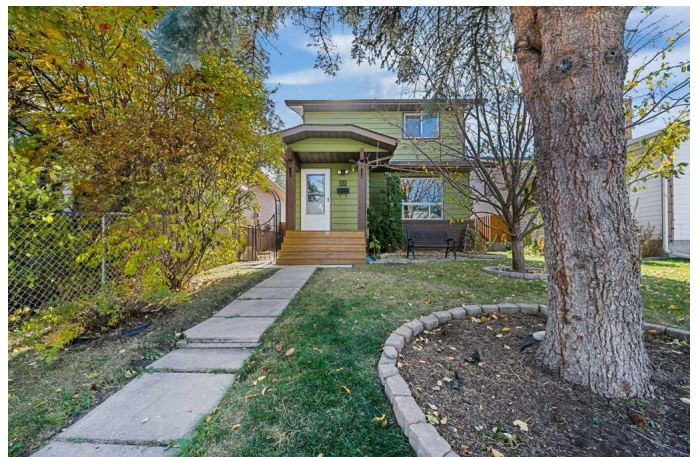
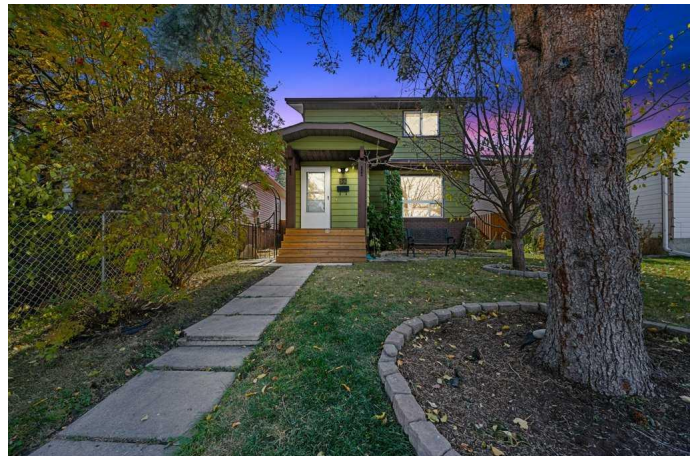
Nestled in a private cul-de-sac only steps from the LRT, this desirable Shawnessy 2 storey home boasts over 1500 sq. ft. of total space, complete Central A/C, plus a finished basement! Be drawn into the spacious living room with large windows that flood the area with natural light! Hardwood floors adorn this area. The bright open kitchen is complete with updated cabinetry and newer stainless steel appliances. The eat-in dining area is complimented by the large windows that give sunny views of the "south-facing" tranquil oversized backyard! The rear deck is large and perfect for entertaining or simply enjoying the sunshine. Ascend to the upper level, complete with the primary master suite, plus two adjacent bedrooms. A 4 piece bathroom completes the upper level. The basement is finished with a family room - tastefully cozy and inviting, plus a large storage and laundry area. Flooring is engineered hardwood. Enjoy being a few steps from the LRT, plus close proximity to Fish Creek Park. Within walking distance to Shawville (grocery stores, theatre, pubs, restaurants, health care services). A healthy lifestyle awaits you...no need to own a car!

Built in 1980

## Essential Information

MLS® #                      A2264207

Price                         \$469,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,125       |
| Acres          | 0.08        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 56 Shawmeadows Close Sw |
| Community   | Shawnessy               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y 1A7                 |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | Central Air                                                                                   |
| Has Basement      | Yes                                                                                           |
| Basement          | Full                                                                                          |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Other                                                   |
| Lot Description   | Back Lane, Back Yard, City Lot, Landscaped, See Remarks |
| Roof              | Asphalt Shingle                                         |
| Construction      | Wood Frame                                              |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 4                  |
| Zoning         | R-CG               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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