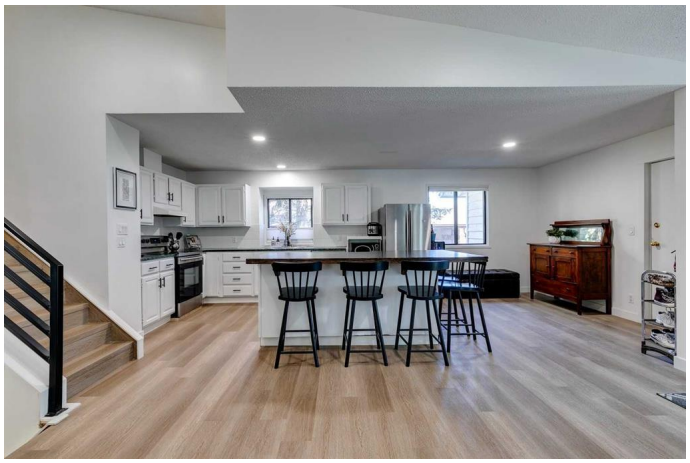
$624,900 - 23 Shawmeadows Rise Sw, Calgary

MLS® #A2211817

$624,900

3 Bedroom, 3.00 Bathroom, 1,250 sqft
Residential on 0.13 Acres

Shawnessy, Calgary, Alberta



Open House Saturday April 19, 1:00 - 3:00pm.
Welcome to this stunning and spacious 4-level split home offering 1,776 sq ft of fully developed living spaceâ€”thoughtfully updated throughout for modern comfort and style. Featuring luxury vinyl plank flooring across all levels, this home combines functionality with tasteful design.
Upstairs, youâ€™ll find three generously sized bedrooms, including a renovated 3-piece ensuite and a gorgeous 4-piece main bath - also updated with elegant tile work.
The main floor boasts an open-concept layout, perfect for entertaining. A brigh kitchen with a large island flows seamlessly into the living and dining areas, creating a welcoming space for gatherings and everyday living.
On the lower level, unwind in the spacious family room, complete with a projection screen for cozy movie nights, or enjoy the dedicated recreation spaceâ€”ideal for a home gym, yoga studio, or playroom. A full 4-piece bathroom adds extra convenience and a walkout door leads directly to your beautiful stone patio, gazebo, and fire pit areaâ€”a backyard oasis with plenty of room to garden, play, or relax. New furnace in 2021, many new windows, electric fireplace, heater in garage 2021, garage door 2021.
Backing towards Shannon Park, you'll enjoy easy access to forested walking paths and a 5 minute walk to playgrounds. Bonus features include a water-on-demand system and countless updates throughout the home. Just

a short drive to Stoney trail, 8 minute walk to the C-train, close to all the shopping centres (superstore, Walmart, winners, etc) and just a few blocks away from schools. This move-in-ready gem blends modern upgrades with natural beauty and space for every lifestyleâ€”donâ€™t miss your chance to make it yours!

Built in 1984

Essential Information

MLS® #	A2211817
Price	$624,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,250
Acres	0.13
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	23 Shawmeadows Rise Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 1C5

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2025
Days on Market	14
Zoning	R-CG

Listing Details

Listing Office	CIR Realty

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