

\$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

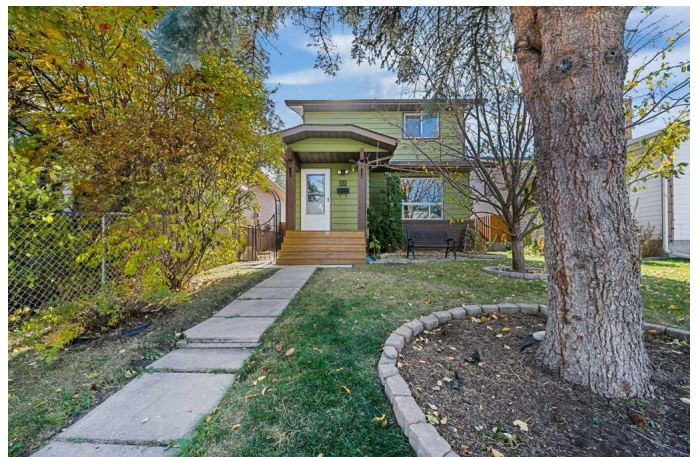
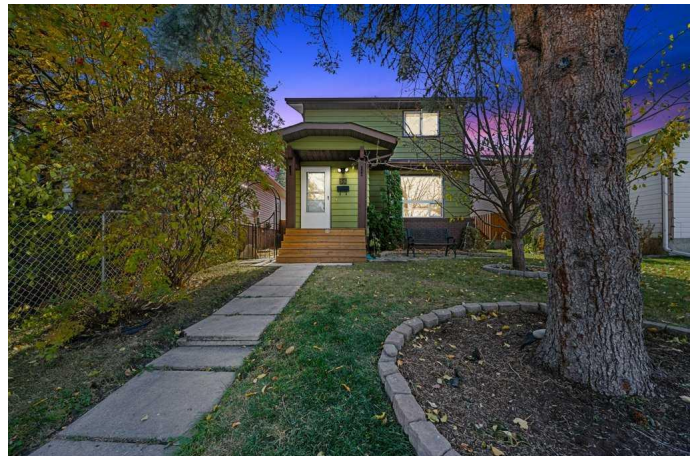
Nestled in a private cul-de-sac only steps from the LRT, this desirable Shawnessy 2 storey home boasts over 1500 sq. ft. of total space, complete Central A/C, plus a finished basement! Be drawn into the spacious living room with large windows that flood the area with natural light! Hardwood floors adorn 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
Subdivision	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, Landscaped, See Remarks, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.