

\$489,900 - 99 Shawmeadows Close Sw, Calgary

MLS® #A2159189

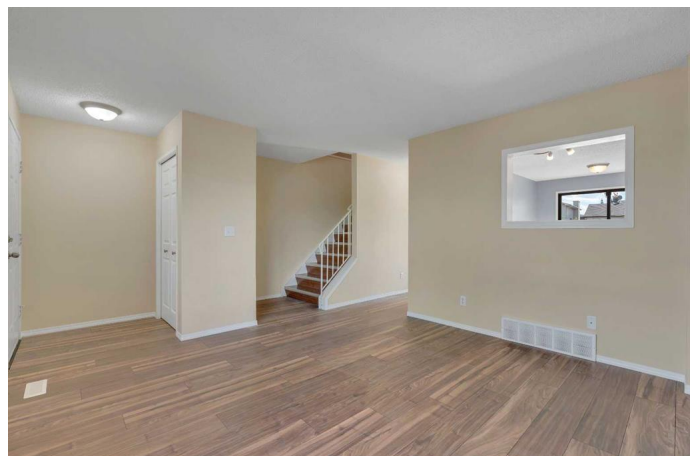
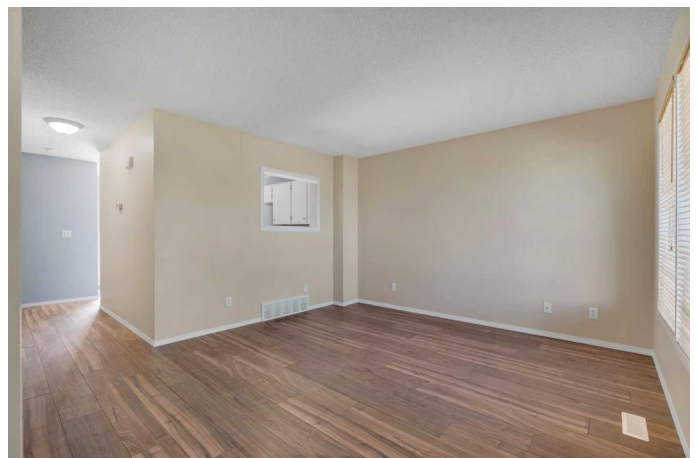
\$489,900

3 Bedroom, 2.00 Bathroom, 1,081 sqft

Residential on 0.08 Acres

Shawnessy, Calgary, Alberta

Best Deal in the SW!! Discover this updated 3-bedroom, 2-bathroom home offering over 1,500 square feet of developed living space on a generous lot, just steps away from the Shawnessy C-Train station and the abundant amenities of Shawnessy Shopping Centre. This home has been freshly painted, and new laminate flooring has been installed throughout the main floor, adding a modern touch to the space. The spacious living room boasts a large window that overlooks the low-maintenance front yard, filling the room with natural light. The kitchen and dining area are seamlessly connected, with a convenient passthrough that keeps you engaged with the living room. Step outside through the sliding glass patio doors to your private backyard, featuring a cozy firepit, raised garden beds, and ample space to park two vehicles. Adjacent to the rear entrance, you'll find a convenient half bathroom at the top of the stairs leading down to the fully finished basement, which includes a spacious rec room, a large storage area equipped with a washer and dryer. Upstairs, you'll find three well-appointed bedrooms and a full bathroom, making this home ideal for family living. Shawnessy is a well-established and family-friendly community home to a vibrant shopping district, the Shawnessy Towne Centre, which provides residents with an array of retail stores, restaurants, and essential services. Outdoor enthusiasts will appreciate the proximity to Fish Creek Provincial Park,



offering miles of trails, picnic areas, and natural scenery. With a strong sense of community, excellent schools, and ample amenities, Shawnessy is an ideal place to call home.

Built in 1980

Essential Information

MLS® #	A2159189
Price	\$489,900
Sold Price	\$474,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,081
Acres	0.08
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	99 Shawmeadows Close Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 1A6

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street

Interior

Interior Features	No Smoking Home, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Garden, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2024
Date Sold	September 4th, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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