

# \$550,000 - 79 Shawmeadows Close Sw, Calgary

MLS® #A2166759

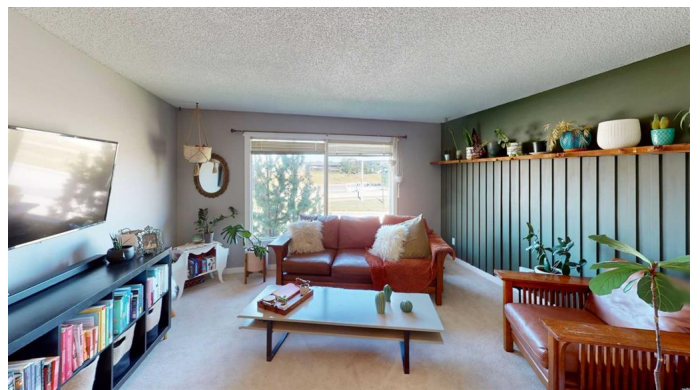
**\$550,000**

3 Bedroom, 2.00 Bathroom, 884 sqft

Residential on 0.09 Acres

Shawnessy, Calgary, Alberta

Just 15 houses away from the LRT Station and across the street from a variety of amenities sits this stylish, move-in ready home! Beautifully decorated in a mid-century modern aesthetic creating a welcoming atmosphere. The living room invites relaxation with a panelled feature wall and an oversized picture window streaming in natural light. Well laid out to show off your culinary prowess, the kitchen boasts loads of cabinets, a stainless steel stove and dishwasher and a dining area with chic lighting and a feature wall that keeps with the mid-century theme. Those same designer details are continued into the 4-piece bathroom and the 3 bedrooms with the primary highlighted by a geometric accent wall. Gather in the rec room in the finished basement for games and movie nights while wood ceilings and accents create a charming chalet feel. A built-in bar area makes drink and snack refills a breeze. Adding to the versatility is a large flex room with a window for a guest space or a home office, add a closet and youâ€™ve even got a future 4th bedroom! A second bathroom on this level further adds to your convenience. This level walks up to grade granting the perfect opportunity to add an illegal suite or just enjoy the easy access to the backyard oasis. SW rear exposure provides ample sunshine while unwinding on the patio or gathering around the pub-style outdoor bar. Privately tucked away the hot tub (as-is) entices relaxing soaks under the stars. And there is still lots of grassy area for kids and



pets to play nestled behind the oversized double detached garage. Additional upgrades include new roof shingles (2023), new basement carpet (2022) and a new fence (2023). Ideally located within walking distance to the LRT Station, schools and parks. Across the street are great amenities including Sobeys, Shoppers, Rockwell Food and Taps (one of my favourite restaurants!), Kinjo Sushi and much more. Plus mere minutes to the extensive shops, services and dining experiences in Shawnessy's shopping district that also includes a YMCA, a movie theatre and a rock climbing centre. Outdoor enthusiasts will love the close proximity to Fish Creek Park for a tranquil escape without having to leave the city. Truly an unsurpassable location for this exceptional home!

Built in 1980

**Essential Information**

MLS® #	A2166759
Price	\$550,000
Sold Price	\$566,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	884
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

**Community Information**

Address	79 Shawmeadows Close Sw
Subdivision	Shawnessy

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 1A6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

### Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Separate Entrance, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 18th, 2024
Date Sold	October 2nd, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

### Listing Details

Listing Office	First Place Realty
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