

\$598,000 - 212 Shawmeadows Road Sw, Calgary

MLS® #A2171548

\$598,000

3 Bedroom, 2.00 Bathroom, 1,034 sqft

Residential on 0.11 Acres

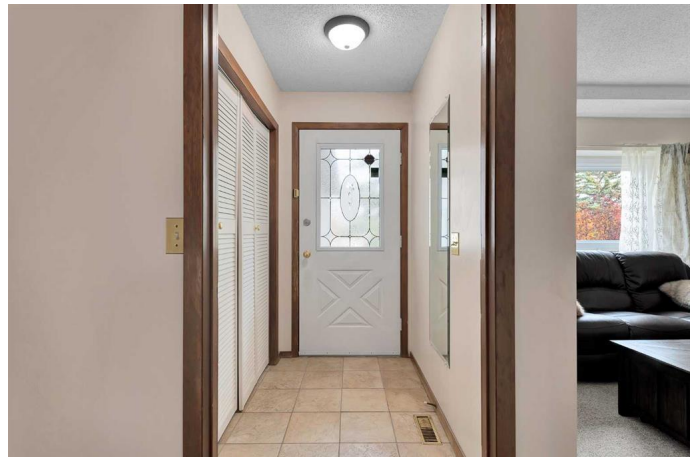
Shawnessy, Calgary, Alberta

Set on a peaceful street and backing onto the historic "Barn" in Shawnessy, this lovely home is surrounded by a beautiful 17-acre green space that features playgrounds, tennis courts, and inviting landscapes. Recent upgrades, including newer windows, a newer roof, and a fresh fence, enhance both the comfort and curb appeal of this property.

The main level greets you with a warm and cozy front living room, perfect for entertaining family and friends. The room features a stunning vaulted ceiling that opens up to the dining area above, creating a spacious feel. A charming brick-faced fireplace adds character and serves as a cozy focal point, complementing the adjacent second bedroom.

On the upper level, you'll find an updated kitchen that offers easy access to a generous back deck and a south-facing yard, ideal for enjoying sunny days and the scenic views of the surrounding green space. The spacious master bedroom also resides on this level, providing a peaceful retreat complete with a cheater door that leads to a stylish 4-piece bathroom.

The lower level of the home expands its living space with a sizable rec room, a third bedroom, a 3-piece bathroom, and laundry facilities, with direct walk up access to the backyard from this level. An oversized crawl space provides ample storage solutions, while



the double attached garage adds an extra layer of convenience.

This home is a must-see, seamlessly blending comfort, style, and an exceptional location into one invitingÂ package!

Built in 1982

Essential Information

MLS® #	A2171548
Price	\$598,000
Sold Price	\$589,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.11
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	212 Shawmeadows Road Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 1B3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Window Coverings, Dryer, Range Hood,

	Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Other
Lot Description	Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2024
Date Sold	November 11th, 2024
Days on Market	25
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.