

# \$549,900 - 111 Shawmeadows Crescent Sw, Calgary

MLS® #A2212558

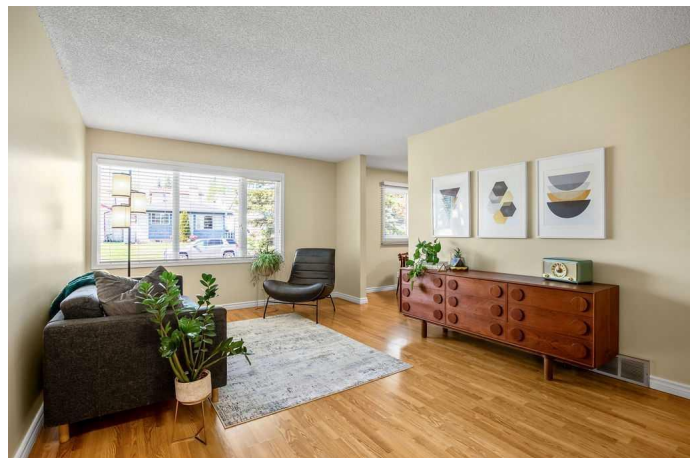
**\$549,900**

4 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.08 Acres

Shawnessy, Calgary, Alberta

This well-maintained 4-BEDROOM, 2-BATHROOM bungalow is located on a quiet, mature street in Shawnessy and offers INCREDIBLE VALUE for buyers seeking comfort, charm, and convenience. Built in 1980, this detached home sits on a beautifully landscaped lot with stunning front gardens and welcoming FENCED backyard space. The exterior has been updated with NEW SIDING, SOFFIT, and FASCIA (2013), and features an AGGREGATE FRONT WALKWAY and BACKYARD PATIO perfect for outdoor living. Inside, the home is FRESHLY PAINTED and features laminate flooring throughout the main floor and NEW CARPET in the basement (2022). There are three bedrooms upstairs, including a versatile third room ideal as a home office, with double garden doors that open directly onto the backyard patio. The kitchen includes a newer fridge, newer Bosch dishwasher, and a NEW STOVE (2023), making it move-in ready for its next owners. The fully developed basement offers a spacious rec area, a BRIGHT BEDROOM, and a full bathroom. With a SEPARATE SIDE ENTRANCE and ample basement storage area, the space is both functional and flexible. Mechanical updates include a new FURNACE (2025), HOT WATER TANK (2019), ROOF (2009), BASEMENT EGRESS WINDOW (2012) and all other windows replaced around 2008. Located just a SHORT WALK from the LRT, parks, schools, playgrounds, and a major shopping area, this home is ideally situated for



everyday convenience. Street parking and ALLEY ACCESS provide added flexibility.

This home is a standout in Shawnessy. Book your tour today!

Built in 1980

**Essential Information**

MLS® #	A2212558
Price	\$549,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.08
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	111 Shawmeadows Crescent Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y1A8

**Amenities**

Parking Spaces	2
Parking	Alley Access, On Street, None

**Interior**

Interior Features	Laminate Counters, No Smoking Home, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

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

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Garden, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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