

\$569,900 - 99 Shawmeadows Close Sw, Calgary

MLS® #A2246084

\$569,900

4 Bedroom, 3.00 Bathroom, 1,050 sqft

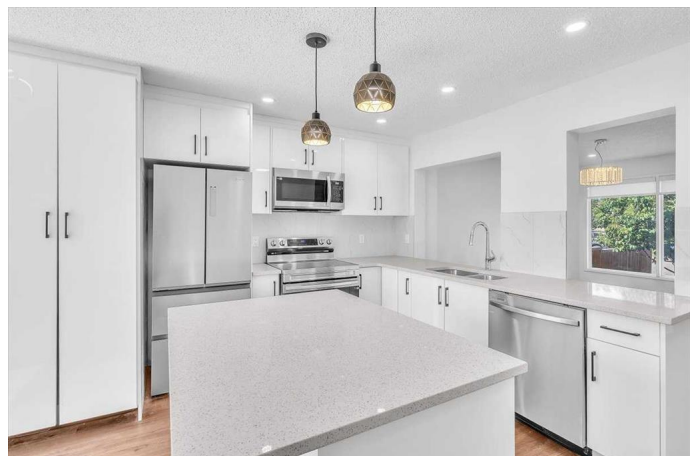
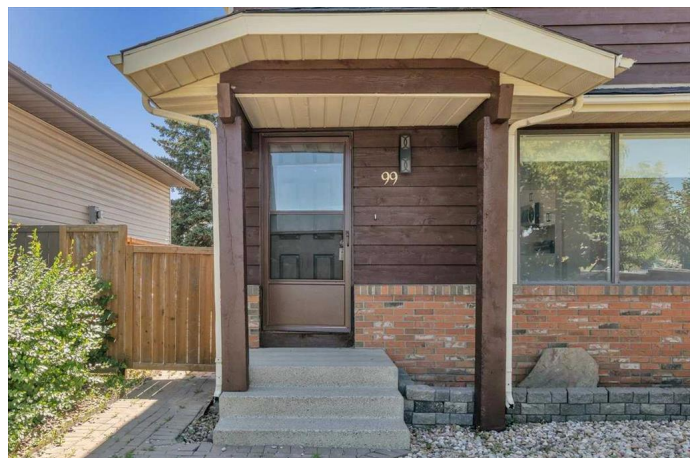
Residential on 0.08 Acres

Shawnessy, Calgary, Alberta

Totally renovated, over 1500 Sqft of living space. 3 bed 2 ½ bath detached property, steps away from a Shawnessy C-train station. New basement development, one bedroom one bath and a kitchen with stainless steel appliances. Priced to sell. Must see.

This property sits on a good size conventional lot, which offers amazing front yard, backyard and a generous space to build your own garage.

The area offers an abundant amenities and easy access to main roads. This house has been totally renovated and the basement has been fully finished. New laminate flooring on the main floor and basement. The spacious living room boasts with natural light. Brand new kitchen, Quartz counter tops, new cabinets, new lighting, new washer and dryer and new stainless -steel appliances. 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. From the backyard use the separate and private back-door to access the fully finished basement with brand new kitchen, a bedroom, a full bathroom with a shower a spacious recreational room. The second floor offers three well-appointed bedrooms and a full bathroom, making this house ideal for a 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.

Built in 1980

Essential Information

MLS® #	A2246084
Price	\$569,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,050
Acres	0.08
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	99 Shawmeadows Close Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y1A6

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer Stacked, Window Coverings, Built-In Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	18
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

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.