

\$449,900 - 116 Shawmeadows Road Sw, Calgary

MLS® #A2260534

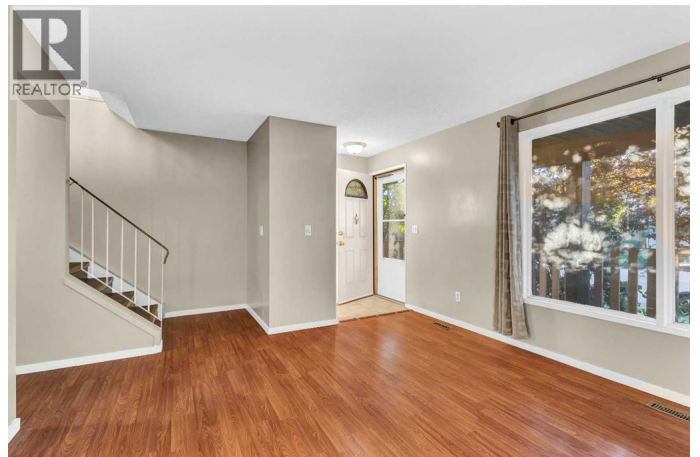
\$449,900

4 Bedroom, 2.00 Bathroom, 1,075 sqft

Single Family on 0.06 Acres

Shawnessy, Calgary, Alberta

Welcome to this stunning single-family home in the desirable Shawnessy community, offering the perfect blend of comfort, style, and unbeatable convenience. Boasting 4 spacious bedrooms and 2 full bathrooms, this home is ideal for families of all sizes. Step inside to find modern vinyl plank flooring that flows seamlessly throughout, creating a fresh and contemporary ambiance. The bright and airy living room faces the front porch, offering a welcoming space to relax or entertain. The kitchen features white cabinetry, ample storage, and a separate cooking area that helps keep the space neat, organized, and private. Upstairs, you'll find three generously sized bedrooms and a full bathroom, perfect for family living. The fully finished basement adds even more value, featuring an additional bedroom, a second full bathroom, and a spacious rec room—ideal for family entertainment, guests, or young adults seeking privacy. Outside, enjoy the stone path leading to a spacious backyard parking area with room for two vehicles. This home's location is truly exceptional—just a 3-minute walk to Shawnessy C-Train Station, making transit a breeze. It's also walking distance to schools, shopping, a community center, tennis courts, and more. Only 800 meters from an elementary school, and just a six-minute drive to Shawnessy Shopping Village, where you'll find the YMCA, library, movie theatres, and countless other amenities. Downtown Calgary is less than 20 minutes



away, with quick access to Deerfoot Trail and Stoney Trail for seamless commuting. Donâ€™t miss your chance to own this beautifully maintained and ideally located home. Schedule your private showing today! (id:6289)

Built in 1980

Essential Information

Listing #	A2260534
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,075
Acres	0.06
Year Built	1980
Type	Single Family
Sub-Type	Freehold

Community Information

Address	116 Shawmeadows Road Sw
Subdivision	Shawnessy
City	Calgary
Province	Alberta
Postal Code	T2Y1B3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Washer, Refrigerator, Oven - Electric, Dishwasher, Dryer, Hood Fan
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Homecare Realty Ltd.



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Listing information last updated on October 15th, 2025 at 7:32am PDT