

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

MLS® #A2260534

\$449,900

4 Bedroom, 2.00 Bathroom, 1,075 sqft

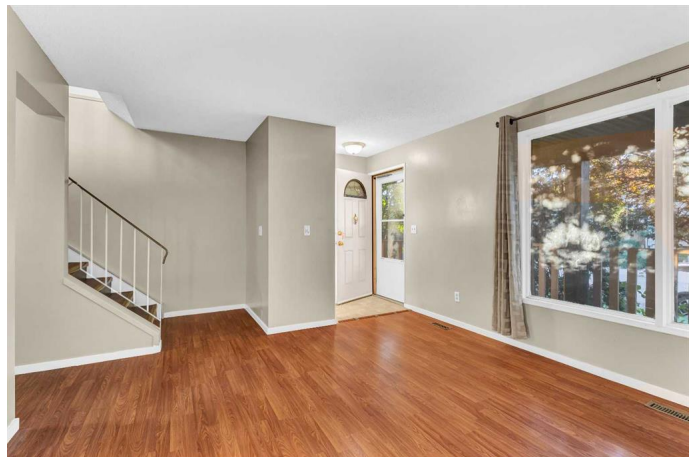
Residential on 0.06 Acres

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.
Don't miss your chance to own this beautifully maintained and ideally located home. Schedule your private showing today!

Built in 1980

Essential Information

MLS® #	A2260534
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	116 Shawmeadows Road Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 1B3

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home
-------------------	---------------------------------

Appliances	Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2025
Days on Market	18
Zoning	R-CG
HOA Fees	20
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

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.