

# \$599,000 - 99 Shawmeadows Close Sw, Calgary

MLS® #A2204843

**\$599,000**

4 Bedroom, 3.00 Bathroom, 1,046 sqft

Residential on 0.08 Acres

Shawnessy, Calgary, Alberta

Amazing opportunity in the vibrant community of Shawnessy SW!! The fully renovated 4-bedroom, 3-bathroom home with 1400 square feet of developed living space is perfect for someone looking for a modern and well-located property. The home has been completely renovated with all-new STAINLESS STEEL APPLIANCES in the kitchen, QUARTZ COUNTER TOP, a brand-new roof, laminate flooring, electric features, baseboards, blinds, and cabinets. The attention to detail in the upgrades ensures a fresh, modern feel throughout. The upstairs layout features three bedrooms and a full bathroom, making it a great home for families. The basement is fully developed (Illegal Suite) with its own separate entrance, featuring a new kitchen, STAINLESS STEEL APPLIANCES, a 4-piece bathroom, and a bedroom with large window for natural light. The half bathroom near the rear entrance adds convenience for basement access. A low-maintenance front yard and a private backyard with a firepit, raised garden beds, and parking space for two vehicles. Steps away from Shawnessy C-Train station. Plus, Shawnessy offers an abundance of amenities, including parks, retail shopping centres, and nearby schools. The combination of modern renovations, flexible living options with the basement suite, and the prime location in Shawnessy makes this property a truly unique and desirable find!

Built in 1980



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2204843    |
| Price          | \$599,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,046       |
| 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 | T2Y 1A6                 |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance                                 |
| Appliances        | Dishwasher, Electric Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings, Microwave Hood Fan |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Garden, Private Yard, Storage |
|-------------------|-------------------------------|

|                 |   |
|-----------------|---|
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn |
| Roof            | Asphalt Shingle                         |
| Construction    | Stucco, Wood Frame, Concrete            |
| Foundation      | Poured Concrete                         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 23rd, 2025 |
| Days on Market | 43               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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