

# \$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

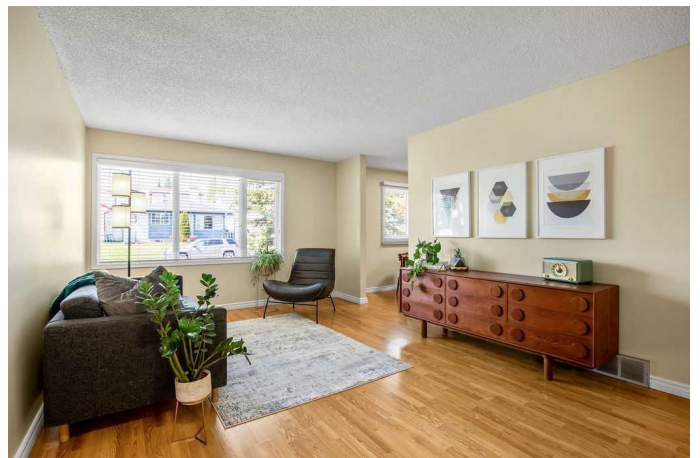
First-time homebuyers, investors, or downsizers—this is the detached southwest Calgary gem you’ve been waiting for! Freshly painted throughout, this clean and move-in ready home offers comfort, flexibility, and charm in equal measure.

Inside, you’ll find four comfortable bedrooms, two full bathrooms, a welcoming living room and a bright, cheerful eat-in kitchen—the perfect place to gather and create memories. A separate side entrance offers versatile use of the lower level.

The front garden welcomes you with low-maintenance, thoughtfully timed perennials that bloom throughout the seasons and lead you to the inviting front entryway. Love to host? The backyard is fully fenced with lane access, offering a generous patio and plenty of yard space for summer BBQs and relaxing evenings.

Located on a quiet cul-de-sac in a mature, family-friendly neighbourhood, you're just a short walk to the Shawnessy Shopping Centre, schools, parks, and the LRT—making access to the entire city a breeze.

Notable updates include new siding, soffits, and fascia (2013), basement carpet (2022), a new stove (2023), hot water tank (2019), furnace (2025), and the roof (2009).



This one checks all the boxesâ€”come see for yourself!

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, None, On Street

### **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	24
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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