

\$549,900 - 131 Shawmeadows Close Sw, Calgary

MLS® #A2236186

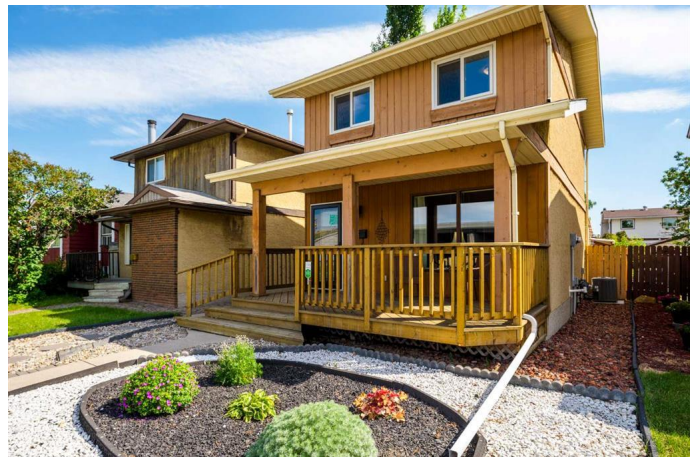
\$549,900

2 Bedroom, 3.00 Bathroom, 1,095 sqft

Residential on 0.07 Acres

Shawnessy, Calgary, Alberta

Step into a home that blends everyday function with a location that puts life's essentials within easy reach. This well-maintained home is packed with upgrades and perfectly situated for both comfort and convenience. Major mechanical updates include a new furnace and hot water tank (Dec 2024), Lennox A/C (2019), and shingles replaced in 2017 - offering peace of mind for years to come. Nearly all windows have been replaced and upgraded to triple-pane, and new fibreglass exterior doors + front storm door have been installed. Much of the interior has been freshly painted with designer Benjamin Moore tones, creating a warm, modern and fresh feel throughout. The main floor features stylish flooring, a spacious kitchen with ample counter space and storage, a dedicated dining area, and a convenient powder room off the back entrance. Upstairs you'll find a 4-piece family bath, two generously sized bedrooms, including an oversized primary that could be reconfigured to accommodate a third bedroom thanks to existing window and closet placements. The basement offers a versatile recreation space currently used as a home gym, a second bathroom, and a laundry area. A highlight of this property is the OVERSIZED DOUBLE GARAGE with back lane access - perfect for hobbyists, trades or extra storage. Located just steps from shopping, services, and public transit, with quick access to Macleod Trail and Stoney Trail, and WALKING DISTANCE to the C-Train, this home offers



both lifestyle and location.

Built in 1980

Essential Information

MLS® #	A2236186
Price	\$549,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,095
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	131 Shawmeadows Close Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 1A6

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Heated Garage, Oversized
# of Garages	2

Interior

Interior Features	See Remarks, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Lighting, Rain Gutters
Lot Description Back Lane, Rectangular Lot
Roof Asphalt Shingle
Construction Stucco, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed July 2nd, 2025
Days on Market 10
Zoning R-CG

Listing Details

Listing Office CIR Realty

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.