



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**131 Shawmeadows Close SW**  
**Calgary, Alberta**

**MLS # A2236186**



**\$559,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,095 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Vinyl Windows		

**Inclusions:** None

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.