



GRASSROOTS
REALTY GROUP

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150 Shawmeadows Road SW
Calgary, Alberta

MLS # A2244910



\$524,999

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,049 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Storage		

Inclusions: N/A

Excellent opportunity to become a homeowner in the vibrant community of Shawnessy! This charming 2-storey home has everything you've been looking for—offering 2 bedrooms, 1.5 bathrooms, over 1,048 sq. ft. of living space, and an oversized, insulated double detached garage (21'5" x 23'5") on a large pie-shaped lot. The main floor features a spacious living room, a convenient 2-piece bathroom, and an upgraded kitchen complete with stainless steel appliances, granite countertops and backsplash, ample cabinet space, and plenty of prep area—perfect for the home chef. Upstairs, you'll find two generously sized bedrooms (easily converted back to three), along with a full bathroom. The basement includes a dedicated laundry area and is ready for your personal touch and development ideas. Step outside to your massive pie-shaped lot backing onto a paved alley—ideal for the avid gardener or anyone who values privacy, thanks to mature trees and established landscaping. The oversized garage is perfect for storing your toys or working on hobbies. Roof Shingles replaced 2 years ago. Located within walking distance to schools, parks, playgrounds, and the C-Train, with quick access to major amenities and Stoney Trail—this is Shawnessy living at its best. Don't miss your chance to own this fantastic family home!