



GRASSROOTS
REALTY GROUP

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

56 Shawmeadows Close SW
Calgary, Alberta

MLS # A2264207



\$469,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,125 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Nestled in a private cul-de-sac only steps from the LRT, this desirable Shawnessy 2 storey home boasts over 1500 sq. ft. of total space, complete Central A/C, plus a finished basement! Be drawn into the spacious living room with large windows that flood the area with natural light! Hardwood floors adorn this area. The bright open kitchen is complete with updated cabinetry and newer stainless steel appliances. The eat-in dining area is complimented by the large windows that give sunny views of the "south-facing" tranquil oversized backyard! The rear deck is large and perfect for entertaining or simply enjoying the sunshine. Ascend to the upper level, complete with the primary master suite, plus two adjacent bedrooms. A 4 piece bathroom completes the upper level. The basement is finished with a family room - tastefully cozy and inviting, plus a large storage and laundry area. Flooring is engineered hardwood. Enjoy being a few steps from the LRT, plus close proximity to Fish Creek Park. Within walking distance to Shawville (grocery stores, theatre, pubs, restaurants, health care services). A healthy lifestyle awaits you...no need to own a car!