

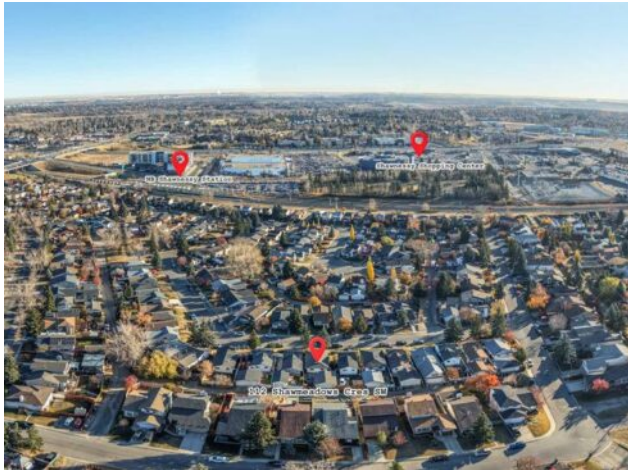


GRASSROOTS
REALTY GROUP

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112 Shawmeadows Crescent SW
Calgary, Alberta

MLS # A2267684



\$499,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bungalow		
Size:	964 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
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Welcome to this beautifully updated bungalow in the desirable community of Shawnessy! This fully developed, bright, and open detached home offers exceptional value and convenience. The spacious living and dining areas feature stylish laminate flooring, perfect for everyday living and entertaining. The functional kitchen is equipped with stainless steel appliances and plenty of cabinet space. The main floor includes three comfortable bedrooms and a 4-piece bathroom. The fully finished basement offers a large recreation room with wet bar, another 4-piece bathroom, and two additional rooms ideal for an office, study, or guest space. Enjoy the double detached garage, low-maintenance landscaping, and fenced backyard—perfect for outdoor relaxation. Additional updates include a new roof (2016). Located just a short walk to the LRT, with nearby parks and schools, and only minutes to Shawnessy Boulevard Shopping Centre featuring popular retailers and restaurants. Easy access to Macleod Trail and Stoney Trail makes commuting a breeze. Don't wait—book your private showing today!