



111 Shawmeadows Crescent Calgary Alberta

\$549,900

First-time homebuyers, investors, or downsizers--this is the detached southwest Calgary gem you've been waiting for! Freshly painted throughout, this clean and move-in ready home offers comfort, flexibility, and charm in equal measure. Inside, you'll find four comfortable bedrooms, two full bathrooms, a welcoming living room and a bright, cheerful eat-in kitchen--the perfect place to gather and create memories. A separate side entrance offers versatile use of the lower level. The front garden welcomes you with low-maintenance, thoughtfully timed perennials that bloom throughout the seasons and lead you to the inviting front entryway. Love to host? The backyard is fully fenced with lane access, offering a generous patio and plenty of yard space for summer BBQs and relaxing evenings. Located on a quiet cul-de-sac in a mature, family-friendly neighbourhood, you're just a short walk to the Shawnessy Shopping Centre, schools, parks, and the LRT--making access to the entire city a breeze. Notable updates include new siding, soffits, and fascia (2013), basement carpet (2022), a new stove (2023), hot water tank (2019), furnace (2025), and the roof (2009). This one checks all the boxes--come see for yourself! (id:6769)

4pc Bathroom 4.92 Ft x 8.83 Ft
Recreational, Games room 14.00 Ft x 28.67 Ft
Bedroom 8.83 Ft x 14.25 Ft
Laundry room 7.50 Ft x 20.50 Ft
Furnace 5.00 Ft x 6.50 Ft
Other 3.50 Ft x 4.17 Ft

Living room 11.67 Ft x 16.00 Ft
Eat in kitchen 11.17 Ft x 16.00 Ft
Primary Bedroom 11.08 Ft x 11.75 Ft
Bedroom 8.50 Ft x 9.00 Ft
Bedroom 7.83 Ft x 11.67 Ft
4pc Bathroom 4.92 Ft x 7.50 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

<http://smunnings.cirrealty.ca/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net