



# 99 Shawmeadows Close Calgary Alberta

\$489,900

Best Deal in the SW!! Discover this updated 3-bedroom, 2-bathroom home offering over 1,500 square feet of developed living space on a generous lot, just steps away from the Shawnessy C-Train station and the abundant amenities of Shawnessy Shopping Centre. This home has been freshly painted, and new laminate flooring has been installed throughout the main floor, adding a modern touch to the space. The spacious living room boasts a large window that overlooks the low-maintenance front yard, filling the room with natural light. The kitchen and dining area are seamlessly connected, with a convenient passthrough that keeps you engaged with the living room. Step outside through the sliding glass patio doors to your private backyard, featuring a cozy firepit, raised garden beds, and ample space to park two vehicles. Adjacent to the rear entrance, you'll find a convenient half bathroom at the top of the stairs leading down to the fully finished basement, which includes a spacious rec room, a large storage area equipped with a washer and dryer. Upstairs, you'll find three well-appointed bedrooms and a full bathroom, making this home ideal for family living. Shawnessy is a well-established and family-friendly community home to a vibrant shopping district, the Shawnessy Towne Centre, which provides residents with an array of retail stores, restaurants, and essential services. Outdoor enthusiasts will appreciate the proximity to Fish Creek Provincial Park, offering miles of trails, picnic areas, and natural scenery. With a strong sense of community, excellent schools, and ample amenities, Shawnessy is an ideal place to call home. (id:6769)

Recreational, Games room 15.67 Ft x 13.92 Ft  
 Storage 15.75 Ft x 16.08 Ft  
 2pc Bathroom Measurements not available  
 Dining room 9.25 Ft x 8.33 Ft  
 Kitchen 9.17 Ft x 7.67 Ft

Living room 13.25 Ft x 12.17 Ft  
 4pc Bathroom Measurements not available  
 Bedroom 8.33 Ft x 12.67 Ft  
 Bedroom 8.42 Ft x 9.33 Ft  
 Primary Bedroom 9.25 Ft x 13.67 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

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