

123 Shawmeadows Road SW  
Calgary, Alberta

MLS # A2174183



\$549,900

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	981 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Separate/Exterior Entry, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Refrigerator, Electric Stove/Range, Hood fan, Washer, Dryer, Blinds

Nestled in the heart of Shawnessy, this beautifully renovated 4-level split home is a true gem! Boasting 4 bedrooms, 2 full bathrooms, a side entrance, and a double detached garage, this home has seen significant updates over the years, including vinyl windows, siding, roof, and a hot water tank. Upon entering the front foyer, you are welcomed by a bright and open living room, complete with a central gas fireplace and large windows that flood the space with natural light. The main floor features vaulted ceilings, enhancing the spaciousness and making it perfect for family gatherings and entertaining. The kitchen is equipped with freshly painted cabinets and granite countertops, complemented by a dining area. A conveniently located side entrance next to the dining area leads you to the backyard and garage. The upper level boasts two generously sized bedrooms and a newly installed fiberglass surround bathtub. The lower level offers an additional two bedrooms and a full bathroom. The basement provides ample storage, a crawl space, and a fully equipped laundry area. Situated close to all amenities, including shopping, public transportation, schools, parks, and playgrounds, it is only a few minutes' walk to the LRT station. Easy access to Stoney Trail and Macleod Trail ensures you can reach any part of the city with ease. This move-in ready home is perfect for the upcoming holiday season. Contact your favorite realtor now to schedule your private viewing and move in just in time for Christmas!