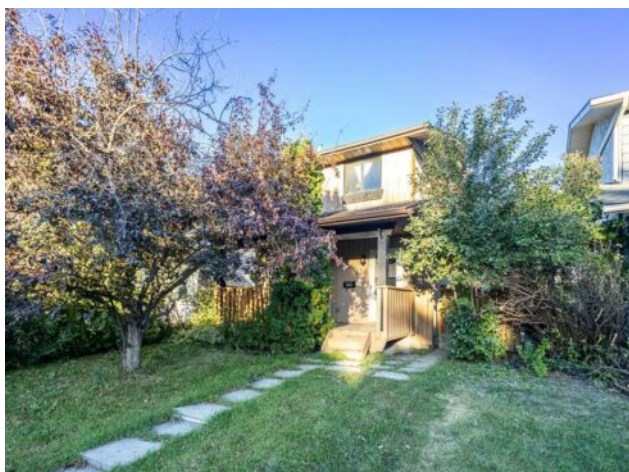


**116 Shawmeadows Road SW
Calgary, Alberta**

MLS # A2260534



\$449,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,075 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

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

Inclusions: N/A

Welcome to this stunning single-family home in the desirable Shawnessy community, offering the perfect blend of comfort, style, and unbeatable convenience. Boasting 4 spacious bedrooms and 2 full bathrooms, this home is ideal for families of all sizes. Step inside to find modern vinyl plank flooring that flows seamlessly throughout, creating a fresh and contemporary ambiance. The bright and airy living room faces the front porch, offering a welcoming space to relax or entertain. The kitchen features white cabinetry, ample storage, and a separate cooking area that helps keep the space neat, organized, and private. Upstairs, you'll find three generously sized bedrooms and a full bathroom, perfect for family living. The fully finished basement adds even more value, featuring an additional bedroom, a second full bathroom, and a spacious rec room—ideal for family entertainment, guests, or young adults seeking privacy. Outside, enjoy the stone path leading to a spacious backyard parking area with room for two vehicles. This home's location is truly exceptional—just a 3-minute walk to Shawnessy C-Train Station, making transit a breeze. It's also walking distance to schools, shopping, a community center, tennis courts, and more. Only 800 meters from an elementary school, and just a six-minute drive to Shawnessy Shopping Village, where you'll find the YMCA, library, movie theatres, and countless other amenities. Downtown Calgary is less than 20 minutes away, with quick access to Deerfoot Trail and Stoney Trail for seamless commuting. Don't miss your chance to own this beautifully maintained and ideally located home. Schedule your private showing today!