

**127 Shawmeadows Close SW
Calgary, Alberta**

MLS # A2281699



\$478,888

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,102 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		
Inclusions:	N/A		

Fantastic, well-maintained starter home ideally located just around the corner from the Shawnessy C-Train station. Enjoy the convenience of walking to shopping, restaurants, theatres, schools, playgrounds, bike paths, and a wide range of everyday amenities, with easy access to Macleod Trail for commuting. Offering approximately 1,500 sq. ft. of finished living space, this home features two full bathrooms, an open ceramic tile entry, a generous living room, and a bright kitchen with ample cupboard and counter space. The kitchen has seen tasteful updates including laminate countertops and cabinet hardware, along with a full suite of stainless steel appliances. Upstairs, you'll find three well-sized bedrooms, newer carpet, custom closet organizers (2023), and updated ceiling fans with lighting (2023). The upper bathroom was fully renovated with quality finishes, including a soaker tub, MAAX Utile shower panels, updated vanity, flooring, Rockwool insulation, and a new faucet (2025). The lower level offers additional finished living space, a basement bathroom with ceiling fan, and freshly shampooed carpets (October 2025). Comfort and efficiency are supported by central air conditioning (April 2025), R-50 attic insulation, and durable Corning Duration High Impact 40-year shingles (August 2020). Step outside to a large resurfaced deck (2022) overlooking a sunny, south-facing, maturely landscaped backyard—perfect for BBQs, entertaining, or watching kids play. The yard includes a softshell 10' x 13' gazebo, and shed with updated roof shingles. Additional exterior touches include updated front and back outdoor lighting (2025) that enhance curb appeal. With thoughtful upgrades throughout and pride of ownership evident inside and out, this special home is truly move-in ready and a must-see.