

# \$534,900 - 16 Shawmeadows Crescent Sw, Calgary

MLS® #A2248603

**\$534,900**

3 Bedroom, 2.00 Bathroom, 1,263 sqft  
Residential on 0.07 Acres

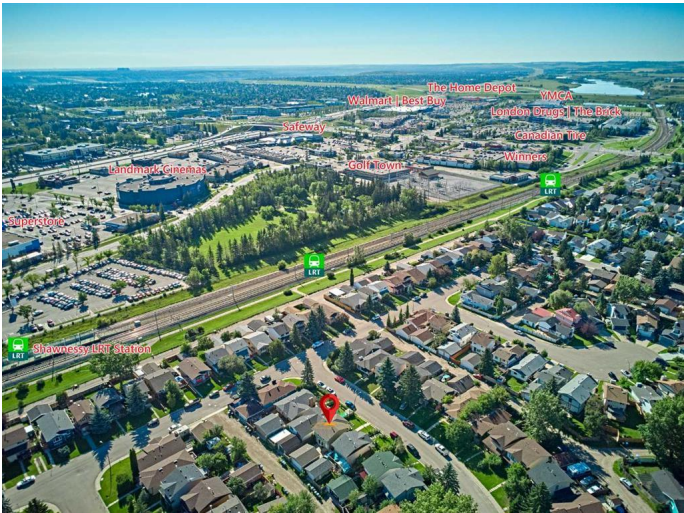
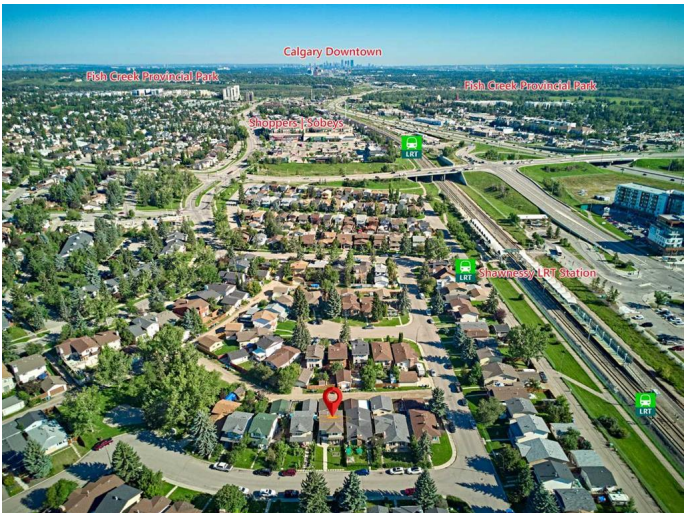
Shawnessy, Calgary, Alberta

Location! Location! A beautiful house on a quiet, safe street in Shawnessy. Steps away from LRT but without traffic and noising parking lots. Shopping and schools are close by as well. There is a lovely park just down the street. South facing living and dining room with 3 big windows. It is great for family living and easy to maintain. Enjoy your morning coffee by the bay window. Upstair features a decent size master bedroom and other two good size bedrooms, 4ps bathroom. A spacious family room on the lower level. Newer furnace and hot water tank(2022). It is in a very quiet neighbourhood with great access to shopping, transit and choice restaurants. This is a rare find in an unbeatable location. Quick possession is available.

Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248603    |
| Price          | \$534,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,263       |
| Acres          | 0.07        |
| Year Built     | 1980        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 16 Shawmeadows Crescent Sw |
| Subdivision | Shawnessy                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Y 1A8                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, Open Floorplan                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full                                                                         |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Other                               |
| Lot Description   | Back Lane, Front Yard, Other        |
| Roof              | Asphalt Shingle                     |
| Construction      | Brick, Composite Siding, Wood Frame |
| Foundation        | Poured Concrete                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 36                |
| Zoning         | R-CG              |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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