

# \$539,900 - 131 Shawmeadows Close Sw, Calgary

MLS® #A2236186

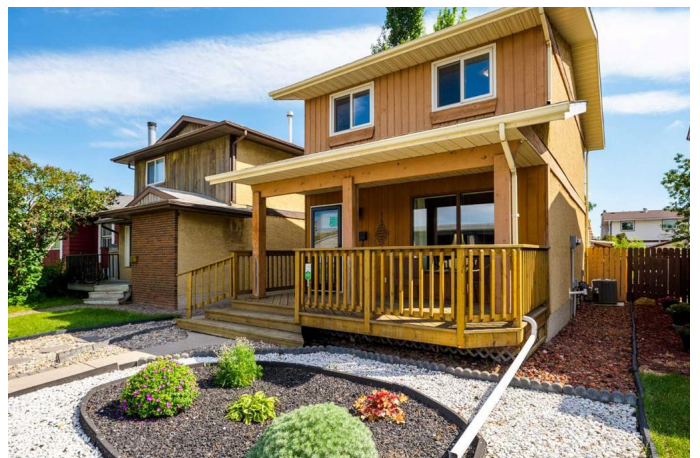
**\$539,900**

2 Bedroom, 3.00 Bathroom, 1,095 sqft

Residential on 0.07 Acres

Shawnessy, Calgary, Alberta

Detached home WITH OVERSIZED Detached Double Garage PLUS AC! Step into a home that blends everyday function with a location that puts life's essentials within easy reach. This well-maintained home is packed with upgrades and perfectly situated for both comfort and convenience. Major mechanical updates include a new furnace and hot water tank (Dec 2024), Lennox A/C (2019), and shingles replaced in 2017 - offering peace of mind for years to come. Nearly all windows have been replaced and upgraded to triple-pane, and new fibreglass exterior doors + front storm door have been installed. Much of the interior has been freshly painted with designer Benjamin Moore tones, creating a warm, modern and fresh feel throughout. The main floor features stylish flooring, a spacious kitchen with ample counter space and storage, a dedicated dining area, and a convenient powder room off the back entrance. Upstairs you'll find a 4-piece family bath, two generously sized bedrooms, including an oversized primary that could be reconfigured to accommodate a third bedroom thanks to existing window and closet placements. The basement offers a versatile recreation space currently used as a home gym, a second bathroom, and a laundry area. A highlight of this property is the OVERSIZED DOUBLE GARAGE with back lane access - perfect for hobbyists, trades or extra storage. Located just steps from shopping, services, and public transit, with quick access to Macleod Trail and



Stoney Trail, and WALKING DISTANCE to the C-Train, this home offers both lifestyle and location.

Built in 1980

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236186    |
| Price          | \$539,900   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,095       |
| Acres          | 0.07        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 131 Shawmeadows Close Sw |
| Subdivision | Shawnessy                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Y 1A6                  |

**Amenities**

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 2                                                              |
| Parking        | Alley Access, Double Garage Detached, Heated Garage, Oversized |
| # of Garages   | 2                                                              |

**Interior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Vinyl Windows                                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                       |

|              |                |
|--------------|----------------|
| Cooling      | Central Air    |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Lighting, Rain Gutters     |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Stucco, Wood Siding        |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 38             |
| Zoning         | R-CG           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.