

# \$499,900 - 84 Shawmeadows Crescent Sw, Calgary

MLS® #A2222744

**\$499,900**

4 Bedroom, 2.00 Bathroom, 1,016 sqft

Residential on 0.08 Acres

Shawnessy, Calgary, Alberta

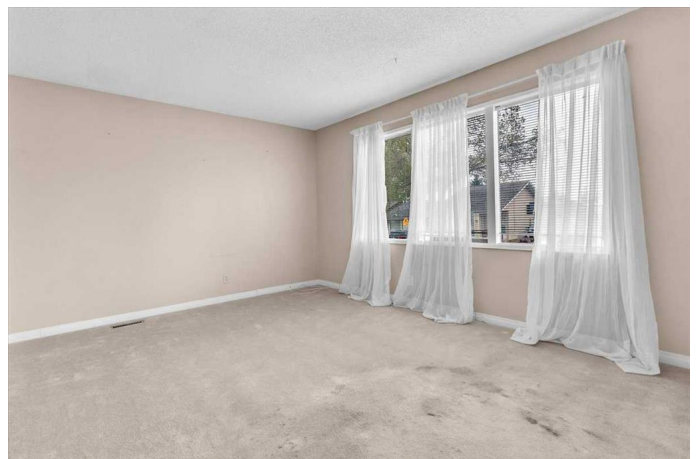
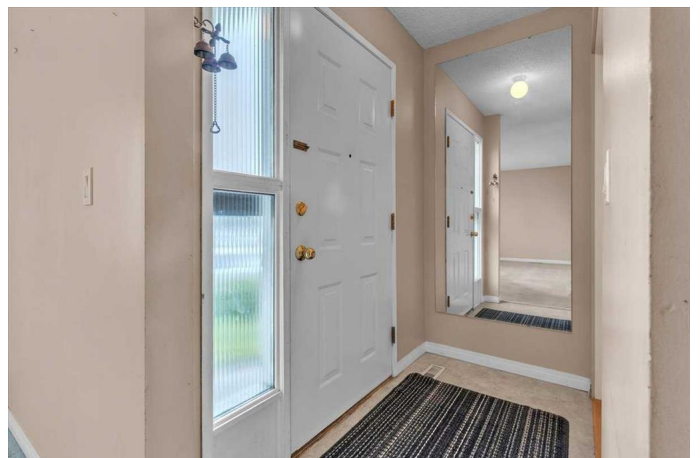
Prime Location & Tremendous Potential! This fully developed Bungalow is an incredible opportunity for the right buyer. Ideally located just steps from a playground and within a 5 minute walk to the Shawnessy C-Train Station and "The Barn" Community Centre with tennis courts, this home offers both convenience and lifestyle. The main floor features a functional layout with three Bedrooms, a spacious Living Room, formal Dining area, and main floor laundry for added convenience. The fully finished Basement expands the living space with a huge Family Room with kitchenette, fourth Bedroom, full Bathroom, optional laundry hookups, and ample storage"perfect for extended family or long stay guests. Enjoy a private, fully landscaped and fenced yard complete with a large storage shed and poured concrete parking pad. While the home is being sold in as-is condition, with TLC this is an amazing opportunity! Located close to schools, major shopping, restaurants, a movie theatre, and with easy access throughout the city, this is a rare find in an unbeatable location. Quick possession is available.

Built in 1980

## Essential Information

MLS® # A2222744

Price \$499,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,016       |
| Acres          | 0.08        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 84 Shawmeadows Crescent Sw |
| Subdivision | Shawnessy                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Y 1A9                    |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 1                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                       |
| Cooling           | None                                                                                             |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full                                                                                   |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Private Yard                                     |
| Lot Description   | Back Lane, Front Yard, Landscaped, Irregular Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Stucco, Wood Frame                               |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 13             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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