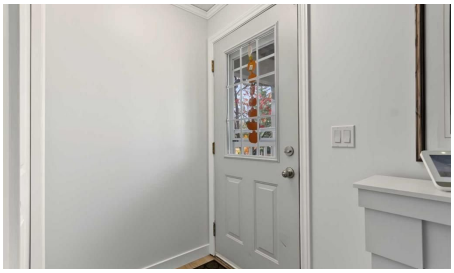
132 Shawmeadows Road SW

Calgary | Active | MLS® A2352884

$488,800









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1981**	**1,053 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

Welcome to this inviting two-storey home in the vibrant community of Shawnessy, where family living is enhanced by nearby parks, pathways, schools, and everyday conveniences. Offering 1,053 sq. ft. of above-grade living space, this detached home combines comfort, functionality, and value. The bright and welcoming main floor features a recently renovated kitchen with quartz countertops, newer appliances, and a convenient pass-through to the living room, creating an ideal layout for both everyday living and entertaining. Adjacent to the kitchen, the dining area provides direct access to the patio, making it perfect for family barbecues and outdoor gatherings, while overlooking the spacious, fully fenced backyard.
Upstairs, you'll find three comfortable bedrooms and a full bathroom complete with a soaker tub and quartz countertops. The partially finished basement adds valuable flexibility, offering space for a recreation or TV room, home office, potential fourth bedroom, or additional storage. A full-sized laundry room and recent furnace and central air conditioning enhance the home's practicality and efficiency. Outside, enjoy a large fenced yard with plenty of room for children, pets, and summer gatherings, along with a spacious patio and storage shed. A rear double parking pad, accessible from the back lane, plus additional street parking provide ample parking options. Ideally located close to parks, playgrounds, schools, shopping, transit, and extensive pathway networks, this home offers a connected lifestyle in one of southwest Calgary's most established family-friendly communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352884
Bedrooms	3
Bathrooms	2
Year Built	1981
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,053 sq. ft.
Main Level Finished Area:	527 sq. ft.
Upper Level Finished Area:	526 sq. ft.
Below Grade Finished Area:	447 sq. ft.
Acreage:	No
Lot Area:	3,067 sq. ft.
Lot Frontage:	30'3"
Front Exposure:	West
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	6
Year built:	1981 (Age: 45)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	8011034
Heating:	Forced Air, Natural Gas
Basement:	Partial, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Vinyl
Cooling:	Central Air
Fireplaces:	0
Fireplace Details:	None
Garage:	No
Parking:	Parking Pad, Paved
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Shawnessy
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	Shed
Restrictions:	None Known
Main Floor	Dining Room · 9'3" × 5'4" ·
Main Floor	Kitchen · 10'8" × 9'3" ·
Main Floor	Living Room · 17' × 12'5" ·
2nd Floor	Bedroom · 12'7" × 8'4" ·
2nd Floor	Bedroom · 10'9" × 8'4" ·
2nd Floor	Bedroom - Primary · 13'7" × 9'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Stone Counters
Exterior Features:	Private Yard, Storage
Patio And Porch Features:	Patio

Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C2
Listed Date:	Oct 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/132-shawmeadows-road-sw-calgary-a2352884/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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