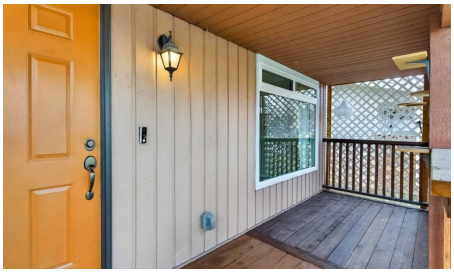
36 Shawmeadows Close SW

Calgary | Active | MLS® A2355468

$490,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1980**	**1,059.36 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

One chance only, for a completely updated, freshly painted, air conditioned, and fully developed detached "home for the holidays" with so much to give AND all big ticket areas taken care of! Stucco/Wood Exterior gives better insulation, quieter interior, hail and fire protection, plus lower insurance and no replacement costs. A full width 2-tier rear deck with built-in bench, and covered front verandah (trellis-protected for pet or just personal safety/privacy, easily removed if desired) offer year-round lifestyle enhancement. Window replacement main & upper in 2017, roof replacement 2019, hot water tank 2021, vinyl plank floors throughout in 2021, beautiful 2-toned and quartz-wrapped kitchen reno in 2023, air conditioning install 2024, and furnace 2010 (protected servicing since purchase) - all mean there is nothing to budget for but moving in! See iGuide Detailed Floor and Site Plans, Virtual Tour for 'at-home 3D walk-through', plus some Virtually Furnished photo options for homey nesting throughout the 1488 square feet of finished space. Total rooms include: spacious Foyer and Mud Entry, large bright front-facing Living Room (with enough area for extended Dining if desired), Kitchen with cabinet pantry, 2-toned style, upgraded backsplash and quartz counters, expansive corner use for small appliances and storage, amply-sized Dining with ability to add a Hutch, main floor Laundry, 3 King-and-Queen capacity Bedrooms, 2 Full Bathrooms, Media, Games/Gym, Guest-and-Study space (needs egress enlarged window for permanent Bedroom use), and 3 big areas available for Storage (under stairs could be converted to a walk-in closet toward the Study). VISIT ONE OF TWO OPEN HOUSES: Saturday and/or Sunday from 1:00pm to 3:00pm - park in the 3-car width off street (32.5' x 20.5' - READY for a future TRIPLE Garage or other ambitious project) - front street stays nice and wide due to C-Train convenient accessibility (City of Calgary permit area). Real Property Report is ordered, and the landscaped, fenced yard has a firepit, shed and plenty of garden beds for our sunny blue-sky weather. Do not wait or miss this opportunity - connect with your favourite agent to visit, and we look forward to facilitating this beautiful home finding its next happy owner(s)!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355468
Bedrooms	3
Bathrooms	2
Year Built	1980
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:	1,059.36 sq. ft.
Main Level Finished Area:	528.78 sq. ft.
Upper Level Finished Area:	530.58 sq. ft.
Below Grade Finished Area:	429.39 sq. ft.
Acreage:	No
Lot Area:	3,606 sq. ft.
Lot Frontage:	32'
Front Exposure:	Northeast
Unit Exposure:	Northeast, Southwest
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1980 (Age: 46)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	8011034
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Mixed, Stucco, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Shawnessy
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	Window Coverings Living Room and Kitchen; Trellis at Verandah (Catio), Garden Shed,
Restrictions:	None Known
Main Floor	Foyer · 4'2" × 4'1" ·
Main Floor	Living Room · 12'11" × 12'4" ·
Main Floor	Eat in Kitchen · 9'9" × 9'4" ·
Main Floor	Dining Room · 9'4" × 8'6" ·
Main Floor	Mud Room · 5'5" × 3'10" ·
Main Floor	Laundry · 5'1" × 3'7" ·
Upper Level	Bedroom - Primary · 13'8" × 9'4" ·
Upper Level	Bedroom · 12'8" × 8'5" ·

Upper Level	Bedroom · 9'5" × 8'6" ·
Basement	Media Room · 10'3" × 9'10" ·
Basement	Game Room · 8'2" × 5'8" ·
Basement	Guest Suite · 10'9" × 7'8" ·
Basement	Library · 8'8" × 7' ·
Basement	Furnace/Utility Room · 5'6" × 3'2" ·
Basement	Storage · 5'6" × 3'4" ·
Basement	Storage · 5'6" × 3'1" ·
Basement	Storage · 4'2" × 3'2" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Golf, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bookcases, No Smoking Home, Storage, Vinyl Windows
Exterior Features:	Fire Pit, Garden, Private Yard
Patio And Porch Features:	Deck, Enclosed, Front Porch, Screened, See Remarks
Lot Features:	Back Lane, Back Yard, Front Yard, Gazebo, Interior Lot, Level
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1N
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/36-shawmeadows-close-sw-calgary-a2355468/

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