48 Shawmeadows Gate SW

Calgary | Active | MLS® A2358363

$570,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1980**	**1,138 sq. ft.**

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Listed by RE/MAX First

A closer look

A rare opportunity to own a legal suited property in southwest Calgary, ideally located right beside the CTrain station for convenient access and strong tenant appeal. Approximately $20,000 has been invested in this property since 2023. This bungalow offers two distinct living areas, three bedrooms upstairs and a legal two-bedroom basement legal suite, creating excellent income potential with the option to rent both units or live in one and rent the other. Upstairs, laminate flooring, fresh paint in 2026, and a wood-burning fireplace make the main living area welcoming and comfortable. The kitchen features a pantry, stainless steel refrigerator, 4-year-old stainless steel stove, and a brand-new, never-used stainless steel dishwasher. There are three bedrooms on the main floor, including a spacious primary bedroom with laminate flooring, an updated window, and an ensuite bathroom with tile flooring and a shower. The front window was replaced in 2023, and over $11,000 was invested in windows throughout the house; these windows have a warranty. The exterior of the house was painted in 2023. The legal basement suite has a separate side entrance, its own kitchen, and a bright living and dining area with laminate flooring. A large, newly added living room window brings in extra light. Two oversized bedrooms offer comfortable space, one with a walk-in closet and both with laminate flooring, and the full bathroom has a tub and shower. Shared laundry is in the downstairs common area, with a washer less than one year old and a one-year-old dryer. The partially fenced backyard includes a parking pad with two spaces on the property and a large shed. No Poly-B piping or aluminum wiring. Set in Shawnessy, close to Shawnessy Towne Centre, schools, parks, and recreation, this is a rare chance to secure a transit-connected southwest Calgary property with two rentable living areas and versatile investment potential.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358363
Bedrooms	5
Bathrooms	3
Year Built	1980
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0

Home Style:	Bungalow
Total Living Area:	1,138 sq. ft.
Main Level Finished Area:	1,138 sq. ft.
Below Grade Finished Area:	1,138 sq. ft.
Acreage:	No
Lot Area:	4,197 sq. ft.
Lot Frontage:	54'2"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	7
Year built:	1980 (Age: 46)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	8011034
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Brick Facing, Living Room, Wood Burning
Garage:	No
Parking:	Alley Access, Off Street, Parking Pad, Rear Drive, Side By Side
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Common Area, In Basement
City Quadrant:	Southwest
Community:	Shawnessy
Appliances:	See Remarks
Inclusions:	2 fridges, 2 stoves, 1 dishwasher upstairs(basement dishwasher is non-functioning), washer & dryer, all window coverings, garden shed, shelving in shed, furniture negotiable
Restrictions:	None Known
Main Floor	Kitchen · 13'8" × 10'1" ·
Main Floor	Dining Room · 11'2" × 8' ·
Main Floor	Living Room · 16'7" × 12'4" ·
Main Floor	Foyer · 8'8" × 4'7" ·
Main Floor	Bedroom - Primary · 12'7" × 11'1" ·
Main Floor	Bedroom · 11'5" × 9' ·
Main Floor	Bedroom · 10' × 8'6" ·
Basement	Kitchen · 15' × 6'7" ·
Basement	Dining Room · 10'9" × 6' ·
Basement	Living Room · 13'1" × 10'9" ·
Basement	Laundry · 17'4" × 5'10" ·

Basement	Bedroom · 17'3" × 12'7" ·
Basement	Bedroom · 12'10" × 12' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Ceiling Fan(s), Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows
Exterior Features:	Private Entrance, Storage
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Street Lighting
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/48-shawmeadows-gate-sw-calgary-a2358363/

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