\$624,900 - 23 Shawmeadows Rise Sw, Calgary

MLS® #A2211817

\$624,900

3 Bedroom, 3.00 Bathroom, 1,250 sqft Residential on 0.13 Acres

Shawnessy, Calgary, Alberta

Open House Saturday April 19, 1:00 - 3:00pm. Welcome to this stunning and spacious 4-level split home offering 1,776 sq ft of fully developed living spaceâ€"thoughtfully updated throughout for modern comfort and style. Featuring luxury vinyl plank flooring across all levels, this home combines functionality with tasteful design.

Upstairs, you'II find three generously sized bedrooms, including a renovated 3-piece ensuite and a gorgeous 4-piece main bath - also updated with elegant tile work.

The main floor boasts an open-concept layout, perfect for entertaining. A brigh kitchen with a large island flows seamlessly into the living and dining areas, creating a welcoming space for gatherings and everyday living.

On the lower level, unwind in the spacious family room, complete with a projection screen for cozy movie nights, or enjoy the dedicated recreation spaceâ€"ideal for a home gym, yoga studio, or playroom. A full 4-piece bathroom adds extra convenience and a walkout door leads directly to your beautiful stone patio, gazebo, and fire pit areaâ€"a backyard oasis with plenty of room to garden, play, or relax. New furnace in 2021, many new windows, electric fireplace, heater in garage 2021, garage door 2021.

Backing towards Shannon Park, you'll enjoy easy access to forested walking paths and a 5 minute walk to playgrounds. Bonus features include a water-on-demand system and countless updates throughout the home. Just







a short drive to Stoney trail, 8 minute walk to the C-train, close to all the shopping centres (superstore, Walmart, winners, etc) and just a few blocks away from schools. This move-in-ready gem blends modern upgrades with natural beauty and space for every lifestyle—don't miss your chance to make it yours!

Built in 1984

Essential Information

MLS® # A2211817 Price \$624,900

Bedrooms 3 Bathrooms 3.00

Full Baths 3

Square Footage 1,250 Acres 0.13 Year Built 1984

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

Community Information

Address 23 Shawmeadows Rise Sw

Subdivision Shawnessy

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 1C5

Amenities

Parking Spaces 2

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Kitchen Island

Appliances Dishwasher, Dryer, Refrigerator, Washer, Electric Range

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features None

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Cedar, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 16th, 2025

Days on Market 3

Zoning R-CG

Listing Details

Listing Office CIR Realty

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