

# \$549,900 - 16 Shawmeadows Crescent Sw, Calgary

MLS® #A2248603

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,263 sqft  
Residential on 0.07 Acres

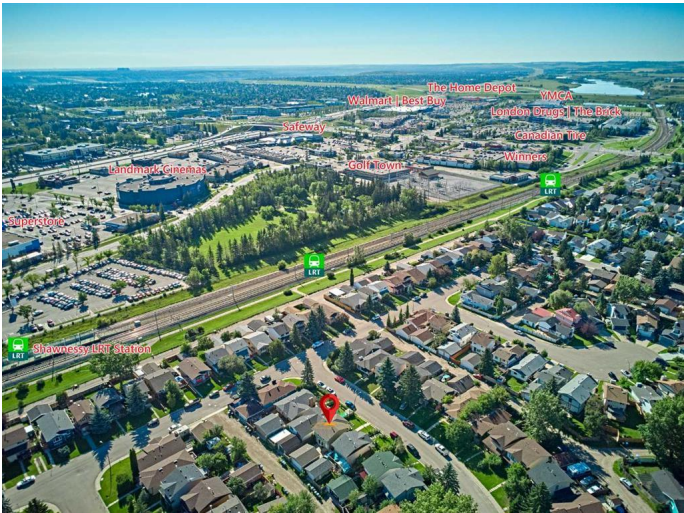
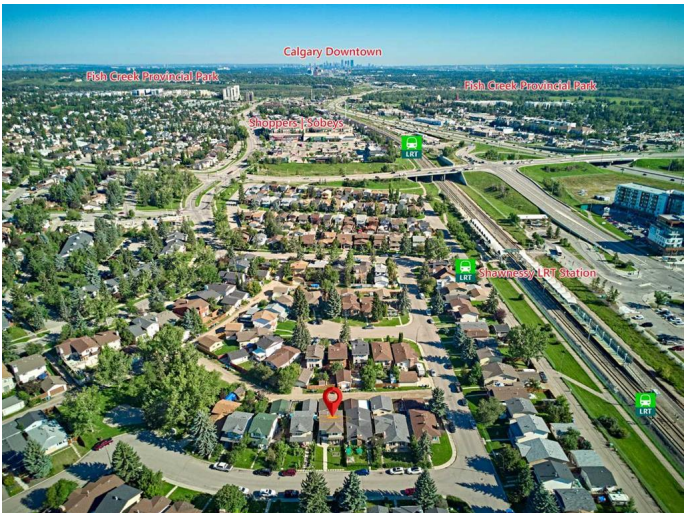
Shawnessy, Calgary, Alberta

Location! Location! A beautiful house on a quiet, safe street in Shawnessy. Steps away from LRT but without traffic and noising parking lots. Shopping and schools are close by as well. There is a lovely park just down the street. South facing living and dining room with 3 big windows. It is great for family living and easy to maintain. Enjoy your morning coffee by the bay window. Upstair features a decent size master bedroom and other two good size bedrooms, 4ps bathroom. A spacious family room on the lower level. Newer furnace and hot water tank(2022). It is in a very quiet neighbourhood with great access to shopping, transit and choice restaurants. This is a rare find in an unbeatable location. Quick possession is available.

Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248603    |
| Price          | \$549,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,263       |
| Acres          | 0.07        |
| Year Built     | 1980        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 16 Shawmeadows Crescent Sw |
| Subdivision | Shawnessy                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Y 1A8                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, Open Floorplan                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full                                                                         |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Other                               |
| Lot Description   | Back Lane, Front Yard, Other        |
| Roof              | Asphalt Shingle                     |
| Construction      | Brick, Composite Siding, Wood Frame |
| Foundation        | Poured Concrete                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 11                |
| Zoning         | R-CG              |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.