

\$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 space—thoughtfully updated throughout for modern comfort and style.

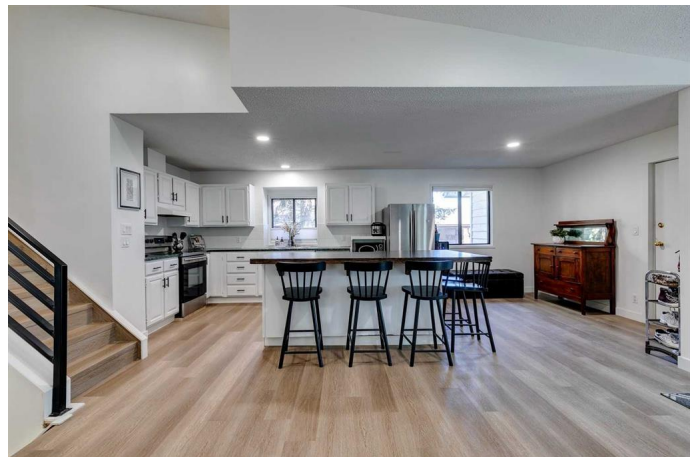
Featuring luxury vinyl plank flooring across all levels, this home combines functionality with tasteful design.

Upstairs, you'll 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 bright 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 space—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 area—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 lifestyleâ€™donâ€™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, Electric Range, Refrigerator, Washer |
| 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 | 6 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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