

# \$649,800 - 267 Shawmeadows Road Sw, Calgary

MLS® #A2240518

**\$649,800**

4 Bedroom, 4.00 Bathroom, 1,500 sqft

Residential on 0.11 Acres

Shawnessy, Calgary, Alberta

**\*\*Investor Alert updated & trendy 3 bedroom up with seperate entrance to the walkout basement that has 1 bedroom + den down\*\***

This bright and functional main floor features a spacious living room with high vaulted ceilings and large windows that let in an abundance of natural light as soon as you enter the home. The open-concept layout flows into a generous dining area and around the corner you will find a modern kitchen with stainless steel appliances, lots of cabinetry, and a tile backsplash. A few steps down and you are now in a second cozy living area with a fireplace and sliding doors leads to the balcony, perfect for indoor-outdoor living. Additional highlights include a convenient main-floor laundry room and a half-bathroom. Upstairs, youâ€™™ll find three comfortably sized bedrooms, including a spacious primary suite with a 3-piece ensuite bathroom and ample closet space. The additional two bedrooms are ideal for family, guests, or home office use and are serviced by a bright 4-piece main bathroom. This upper level provides a practical and private retreat for the whole family. The suited (illegal) fully developed walkout basement offers excellent versatility with its own private entrance, making it ideal for potential rental income. It features a bright and open living area thanks to the big sliding doors, a well-equipped kitchenette, a spacious bedroom, a full 4-piece bathroom, and a dedicated office space. With direct access to the backyard, this suited basement adds



incredible function and value to the home. Situated on a big well-maintained lot, it features a double attached garage and a large driveway. The fully fenced backyard is a true highlight, offering a spacious lawn, garden beds, and a cozy fire pit area. Enjoy outdoor dining or morning coffee on the upper deck, while the lower patio off the suited basement provides private outdoor space for downstairs occupants.

Built in 1981

### Essential Information

MLS® #	A2240518
Price	\$649,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,500
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	267 Shawmeadows Road Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 1B6

### Amenities

Parking Spaces	2
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features High Ceilings, No Smoking Home  
Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Mantle, Brick Facing  
Has Basement Yes  
Basement Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features None  
Lot Description Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed July 17th, 2025  
Days on Market 1  
Zoning R-CG

## Listing Details

Listing Office RE/MAX Landan Real Estate

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