

\$459,900 - 48 Shawglen Road Sw, Calgary

MLS® #A2238906

\$459,900

4 Bedroom, 2.00 Bathroom, 1,052 sqft

Residential on 0.08 Acres

Shawnessy, Calgary, Alberta

Rare Opportunity! Detached Single House
Under \$500K in This Area!

This charming 2-storey home offers unbeatable value and is perfect for families or investors alike. The main floor features stylish laminate flooring, a bright and spacious living area with a large picture window, and an updated kitchen complete with modern cabinetry, classic subway tile backsplash, wood-style butcher block counters, and plenty of space to cook and entertain.

Upstairs, you'll find three generous bedrooms, including a primary suite that easily fits a king-sized bed. The two additional bedrooms are ideal for guest rooms, home offices, or kids' rooms. The finished basement adds even more flexibility, offering two potential bedrooms, a laundry area, and ample storage. Step outside to enjoy a large deck and expansive backyard—perfect for summer gatherings and with enough space to build a full-sized double garage.

Located on a quiet street directly across from a playground, this home is just a short walk to the CTrain station and major shopping.

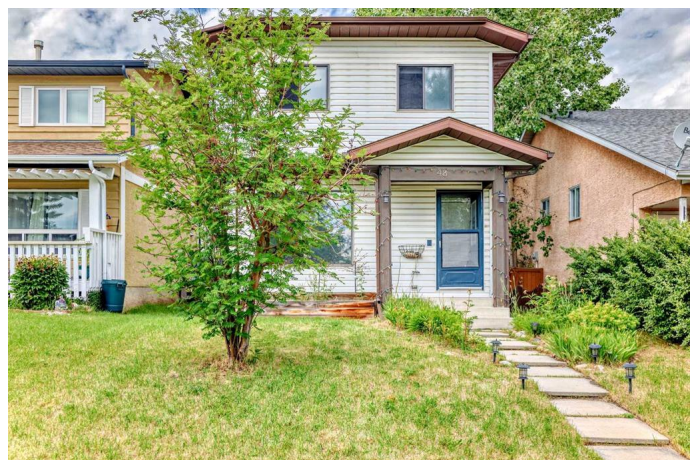
Whether you're looking for a place to call home or a smart investment, this is a must-see!

Built in 1982

Essential Information

MLS® #

A2238906



Price	\$459,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,052
Acres	0.08
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	48 Shawglen Road Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 1Y1

Amenities

Parking Spaces	2
Parking	Off Street, Unassigned

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	22
Zoning	R-CG

Listing Details

Listing Office	TrustPro 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.