

\$525,000 - 39 Shawglen Place Sw, Calgary

MLS® #A2256693

\$525,000

4 Bedroom, 2.00 Bathroom, 901 sqft

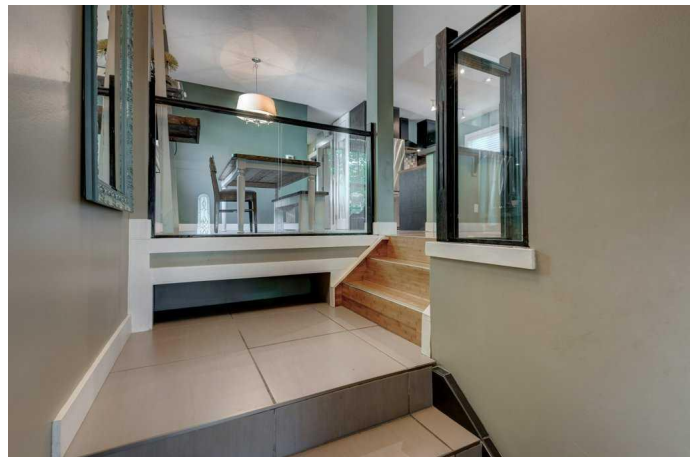
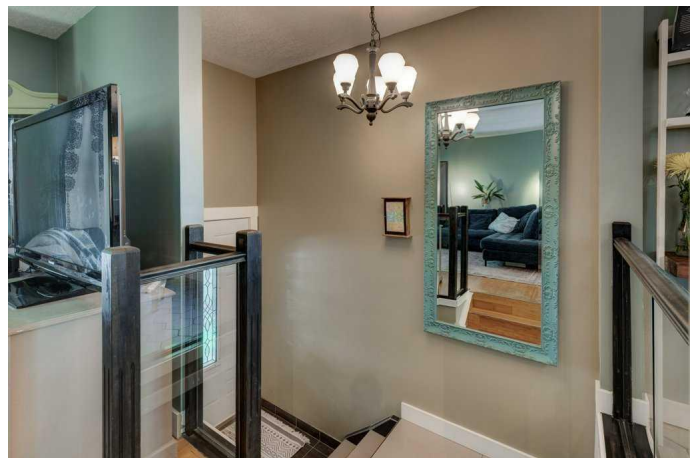
Residential on 0.08 Acres

Shawnessy, Calgary, Alberta

Tucked away in a quiet cul-de-sac in the established community of Shawnessy, this 4-bedroom, 2-bathroom home offers a practical and modern layout. A highly walkable location, you can use the nature trail to the local schools and be minutes from both Shawnessy and Somerset CTrain stations. Whether you're commuting or running daily errands, access to transit, schools, and shopping is right at your doorstep. Inside, the main living area is bright and welcoming, a comfortable gathering space with a large front window that looks out to the green space and playground across the street. The dining area looks out to mature trees and connects to the kitchen. Recent updates include stainless steel appliances, butcher block counters, updated lighting, and new flooring, giving the home a refreshed feel.

Other updates include a new furnace, hot water tank, and new windows. The finished lower level adds additional living space for a rec room or media setup.

Outside, the fenced backyard features mature trees, a storage shed, and room to garden or relax. Just around the corner, youâ€™ll find a green space, a park, and tennis courts â€“ all part of what makes Shawnessy such a well-loved, family-friendly neighborhood. With easy access to major roadways, public transit, and local amenities, this is a smart choice for buyers looking to invest in both location and



value.

Built in 1983

Essential Information

MLS® #	A2256693
Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.08
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	39 Shawglen Place Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y1X9

Amenities

Parking	None
---------	------

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
-------------------	------

Lot Description	Cul-De-Sac, Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.