

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

MLS® #A2256693

**\$525,000**

4 Bedroom, 2.00 Bathroom, 901 sqft

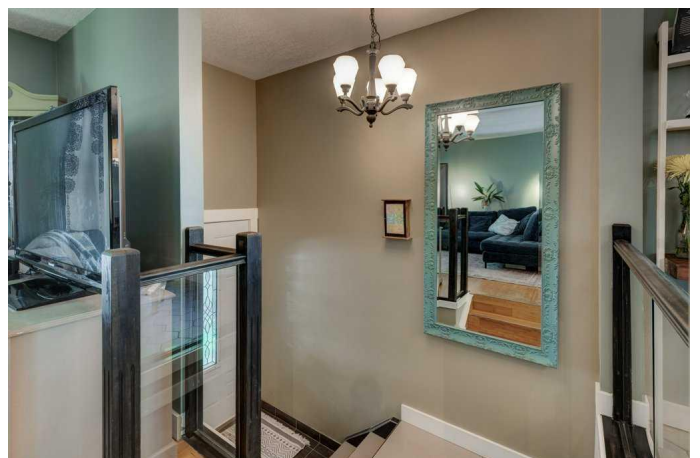
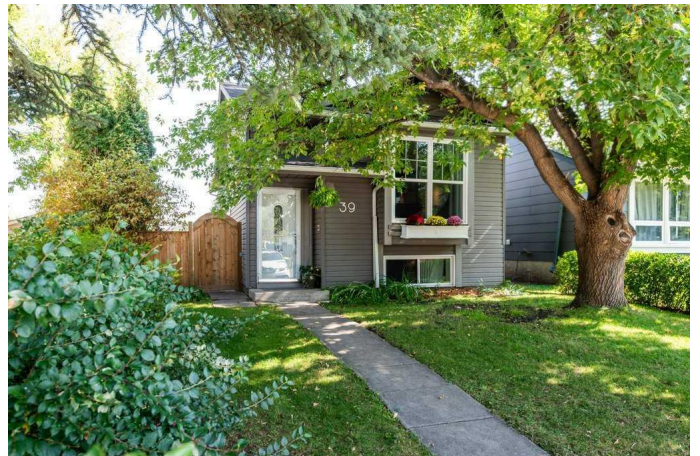
Residential on 0.08 Acres

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, you'll find a green space, a park, and tennis courts – 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 | Few Trees, Landscaped, Cul-De-Sac  |
| Roof            | Asphalt Shingle                    |
| Construction    | Concrete, Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete                    |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 19                   |
| Zoning         | R-CG                 |

### **Listing Details**

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

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