

\$550,000 - 115 Shawglen Way Sw, Calgary

MLS® #A2268981

\$550,000

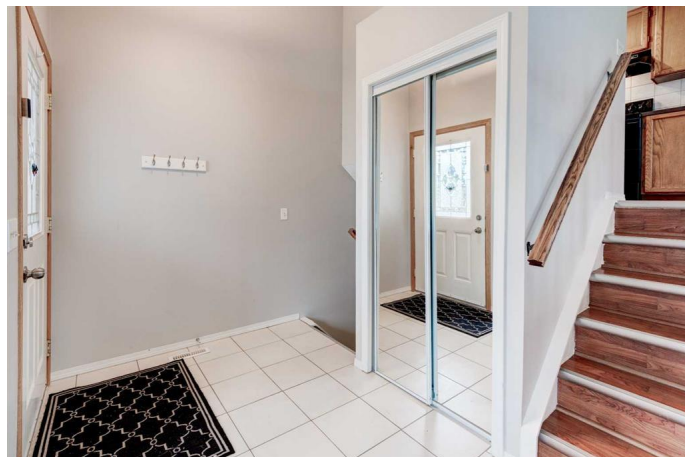
3 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.09 Acres

Shawnessy, Calgary, Alberta

Charming Split-Level Home located within 2 blocks from the park in Shawnessy.

Nestled in one of Shawnessy's most coveted family-friendly neighbourhoods is this charming three-level split home. Boasting over 1,500 square feet of developed living space, the residence features a bright, open-concept floor plan. The spacious living room, illuminated by large windows that flood the space with natural light, is the perfect place to unwind or entertain guests. The upper floor features a dining area with a walk-out door to a side balcony, a functional kitchen, a huge master bedroom with dual windows, a second bedroom, and a full bathroom. The lower level offers a large, open, and bright family room, complete with a built-in bookcase and a cozy wood-burning fireplace. A generously sized third bedroom and another full bathroom complete the developed basement area. Outside, the oversized double-detached garage (23' x 21') features a high ceiling, making it a dream workshop or mechanical room for the avid handyman. Upgrading list of this home includes: furnace, hot water tank & carpet (2 years old); fridge, stove, dishwasher (within 5 years old); Shingles on roof of house & garage (7 years old); siding on house & garage (3 years old). The interior of the home is recently painted. Shawnessy is a sought-after, established community known for its convenient location. Enjoy close proximity to all levels of schools, shopping centres,



grocery stores, parks, and playgrounds. Public transportation is within 1 km, and major arterial roads provide easy access to the rest of the city.

Built in 1989

Essential Information

MLS® #	A2268981
Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.09
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	115 Shawglen Way Sw
Community	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 1z4

Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Bookcases, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

	Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Basement, Brick Facing
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	November 2nd, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Grand 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.