

# \$480,000 - 48 Shawglen Road Sw, Calgary

MLS® #A2238906

**\$480,000**

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.

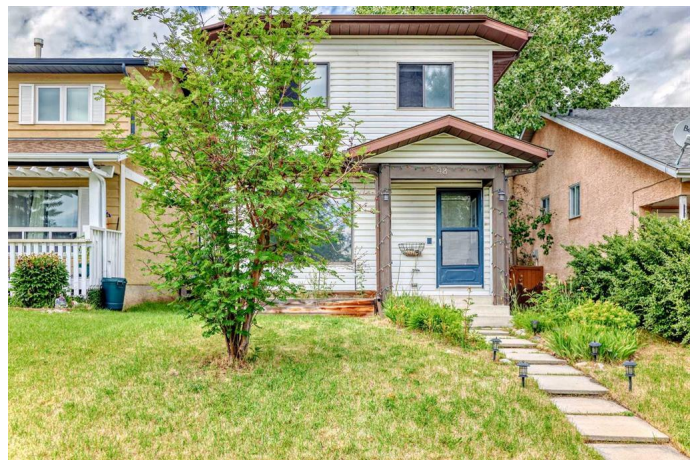
Whether you're looking for a place to call home or a smart investment, this is a must-see!

Built in 1982

## Essential Information

MLS® #

A2238906



Price	\$480,000
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	4
Zoning	R-CG

**Listing Details**

Listing Office	TrustPro Realty
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