

# \$500,000 - 47 Shawglen Place Sw, Calgary

MLS® #A2261761

**\$500,000**

3 Bedroom, 2.00 Bathroom, 1,104 sqft

Residential on 0.09 Acres

Shawnessy, Calgary, Alberta

Welcome to this very well-priced 2-storey detached home in the heart of Shawnessy! Offering over 1500 sq. ft. of living space with 3 bedrooms and 2 bathrooms, this property is a fantastic option for first-time buyers or savvy investors.

Inside, youâ€™ll find a functional layout with a large kitchen area and a good-sized living room with triple pane windows perfect for relaxing and enjoying time with your family and friends. Outside, enjoy a new deck perfect for hosting and summer evenings and a double detached garage for added convenience. The roof of the house is in great condition, giving you peace of mind for years to come.

Located on a quiet cul-de-sac across from a park, this home is just a 5-minute walk to the Somerset train station and steps from shopping centers, schools, and all amenities. Whether youâ€™re looking for a family-friendly home or an income property with strong rental potential, this one is priced to sell and ready for new owners! Contact your favorite REALTOR® today!

Built in 1983

## Essential Information

MLS® # A2261761

Price \$500,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,104       |
| Acres          | 0.09        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 47 Shawglen Place Sw |
| Subdivision | Shawnessy            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y 1X9              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Separate Entrance                                               |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Oven, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                       |
| Cooling           | None                                                                                             |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Partially Finished                                                                         |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | None                                                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Cul-De-Sac |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Vinyl Siding, Wood Frame                                            |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      October 3rd, 2025  
Days on Market                18  
Zoning                              R-CG

**Listing Details**

Listing Office                    eXp Realty

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