

# \$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.

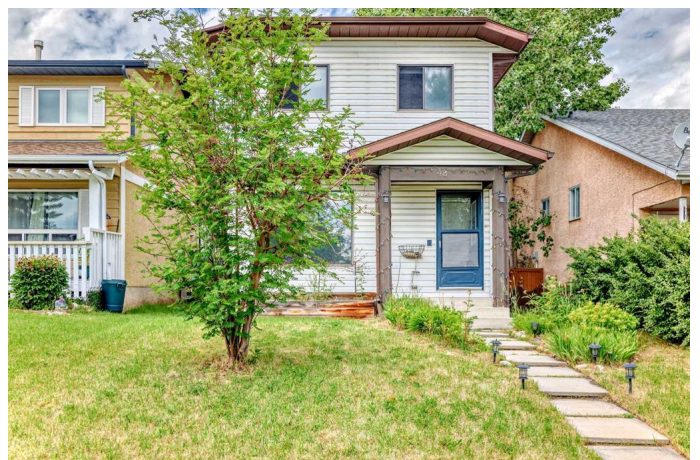
Whether you're looking for a place to call home or a smart investment, this is a must-see!

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 | 21              |
| Zoning         | R-CG            |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro 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.