

**47 Shawglen Place SW**  
**Calgary, Alberta**

**MLS # A2261761**



**\$500,000**

|                  |                                                                     |               |                   |
|------------------|---------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Shawnessy                                                           |               |                   |
| <b>Type:</b>     | Residential/House                                                   |               |                   |
| <b>Style:</b>    | 2 Storey                                                            |               |                   |
| <b>Size:</b>     | 1,104 sq.ft.                                                        | <b>Age:</b>   | 1983 (42 yrs old) |
| <b>Beds:</b>     | 3                                                                   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                              |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                           |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Rectangular Lot |               |                   |

|                    |                                                    |                   |      |
|--------------------|----------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Tile                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), No Smoking Home, Separate Entrance |                   |      |

**Inclusions:** N/A

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, you'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 you'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!