

203 Shawglen Road SW Calgary, Alberta

MLS # A2332448



\$615,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,119 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener, Garage F		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows

Inclusions: N/A

Room for the family, a legal suite for flexibility and a garage that might finally get the tools out of the house. Welcome to 203 Shawglen Road SW, an updated 4-level split in Shawnessy offering 4 bedrooms and 2.5 bathrooms. Vaulted ceilings welcome you into the main level, where an open-concept living and dining area provides space for everyday living and entertaining. The updated kitchen, new flooring and renovated bathrooms give the home a refreshed feel while maintaining the distinct living spaces that make a split-level layout so practical. Upstairs are 3 bedrooms, including a spacious primary bedroom with a private 2-piece ensuite, plus a full 5-piece bathroom. The legal secondary suite features a private entrance, kitchen, family room, bedroom and 3-piece bathroom, offering options for extended family or potential rental income. The basement level also includes a large games room and utility space—room to settle the score on family game night. Outside, enjoy a fenced yard and rear lane access. The approximately 21' x 21' detached double garage is heated, insulated and finished with epoxy flooring. Whether your priorities include parking, projects or organizing a growing tool collection, this space deserves a closer look. A parking pad and gated access add convenience. Shawnessy offers access to the CTrain, parks, playgrounds, pathways and the shops, restaurants and services of the Shawnessy retail district. Schools in the surrounding area include Janet Johnstone, Samuel W. Shaw, Centennial High School, Monsignor J.J. O'Brien and Bishop O'Byrne. Updated living spaces, a legal suite and a well-equipped garage bring flexibility to this established southwest Calgary location.