

# \$549,000 - 26 Shawglen Way Sw, Calgary

MLS® #A2240547

**\$549,000**

3 Bedroom, 2.00 Bathroom, 1,285 sqft

Residential on 0.08 Acres

Shawnessy, Calgary, Alberta

Welcome to this well-maintained 1,285 ft<sup>2</sup> 3+1 bedroom home featuring a bright sunken living room with a bay window featuring a floor-to-ceiling brick wood-burning fireplace, perfect for cozy evenings. The renovated kitchen offers ample cabinetry, butcher block counters, a pantry with pull-out shelves, and garden doors that lead to a spacious deck in the fully fenced and landscaped backyard. Upstairs, the primary bedroom features another bay window and convenient cheater access to the updated 4-piece bathroom. Two additional well-sized bedrooms complete the upper level. The fully finished basement provides even more living space with a large family room, a den that would make a great guest room or home office, and a laundry area complete with cabinets, a sink, and plenty of storage. Additional highlights include an oversized, heated double garage, air conditioning (2020), a new garage door (2022), renovated kitchen (2018), triple-pane windows (2022), and a new furnace (2022). This home offers comfort, space, and thoughtful upgrades in a great location—don't miss it!

Built in 1989

## Essential Information

MLS® # A2240547

Price \$549,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,285       |
| Acres          | 0.08        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 26 Shawglen Way Sw |
| Subdivision | Shawnessy          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2Y 2R1            |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 2                                                |
| Parking        | Double Garage Detached, Heated Garage, Oversized |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Recessed Lighting, Storage                            |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                            |
| Cooling           | Central Air                                                           |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Wood Burning                                                          |
| Has Basement      | Yes                                                                   |
| Basement          | Finished, Full                                                        |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Lighting, Rain Barrel/Cistern(s), Rain Gutters |
|-------------------|------------------------------------------------|

|                 |                                       |
|-----------------|---------------------------------------|
| Lot Description | Back Lane, Back Yard, Rectangular Lot |
| Roof            | Asphalt Shingle                       |
| Construction    | Vinyl Siding, Wood Frame              |
| Foundation      | Poured Concrete                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 15              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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