

# \$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, Refrigerator, Stove(s), Washer, Window Coverings, Oven |
| Heating           | Forced Air                                                                                       |
| Cooling           | None                                                                                             |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Partially Finished                                                                         |

### Exterior

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

Foundation                      Poured Concrete

**Additional Information**

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

**Listing Details**

Listing Office                    eXp 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.