

# \$499,900 - 123 Shawglen Road Sw, Calgary

MLS® #A2221655

**\$499,900**

3 Bedroom, 2.00 Bathroom, 865 sqft

Residential on 0.09 Acres

Shawnessy, Calgary, Alberta

Welcome to your future home nestled in the heart of Shawnessy – one of Calgary’s most sought-after and well-established communities. This beautifully maintained 3-bedroom, 2-bathroom property is perfect for families, first-time buyers, or anyone looking to enjoy the best of suburban living with urban convenience. From the moment you step inside, you’ll be greeted with a warm, inviting atmosphere that instantly makes you feel at home. Freshly painted throughout, this house exudes cleanliness, style, and move-in readiness, offering a turnkey experience with a blend of modern updates and timeless design. This home has over 1390 square feet of total living space and 250 square feet of crawl space. The main living space is open, bright, and versatile, ideal for relaxing with family or entertaining guests. Large windows flood the home with natural light and giving each room a vibrant yet peaceful energy. The kitchen is well-appointed with ample cabinetry, generous counter space, and room for a dining table. The home features three generously sized bedrooms, each offering ample closet space, natural light, and plush flooring for extra comfort. Whether you're accommodating a growing family, creating a guest room, or setting up a home office, these bedrooms offer the space and flexibility you need. LOCATION, LOCATION, LOCATION, What truly sets this home apart is its unbeatable location. Situated in the family-friendly and mature neighborhood of Shawnessy, this property places you within



walking distance of everything you could possibly need. There is a cycle/foot path right in front of the house. Shopping: Just minutes away from Shawnessy Village Shopping Centre, youâ€™ll find all your essentials â€“ from grocery stores and pharmacies to boutique shops and big-name retailers. Dining: Enjoy a wide array of restaurants and cafes within walking distance, whether you're in the mood for a quick coffee, a casual bite, or a special dinner out. Schools & Parks: The area is rich in green spaces and offers access to several reputable schools and playgrounds, making it a great place to raise children or enjoy an active lifestyle. Transit & Commuting: With close proximity to the Shawnessy LRT station and major roadways like Macleod Trail and Stoney Trail, commuting downtown or across Calgary is simple and efficient. Recreation: Nearby amenities include the movie theatres, fitness centers, public libraries, minutes to Fish Creek Park and many more â€“ all just a stoneâ€™s throw from your doorstep. Don't miss out on this great opportunity. Book Your Showing Today.

Built in 1988

## Essential Information

MLS® #	A2221655
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	865
Acres	0.09
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	123 Shawglen Road Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y1X6

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Crawl Space

## Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	City Homes Realty
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