



**GRASSROOTS**  
REALTY GROUP

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**48 Shawglen Road SW**  
**Calgary, Alberta**

**MLS # A2238906**



**\$459,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,052 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Unassigned		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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>	No Smoking Home		

**Inclusions:** Storage Shed

Rare Opportunity! Detached Single House Under \$500K in This Area! This charming 2-storey home offers unbeatable value and is perfect for families or investors alike. The main floor features stylish laminate flooring, a bright and spacious living area with a large picture window, and an updated kitchen complete with modern cabinetry, classic subway tile backsplash, wood-style butcher block counters, and plenty of space to cook and entertain. Upstairs, you'll find three generous bedrooms, including a primary suite that easily fits a king-sized bed. The two additional bedrooms are ideal for guest rooms, home offices, or kids' rooms. The finished basement adds even more flexibility, offering two potential bedrooms, a laundry area, and ample storage. Step outside to enjoy a large deck and expansive backyard—perfect for summer gatherings and with enough space to build a full-sized double garage. Located on a quiet street directly across from a playground, this home is just a short walk to the CTrain station and major shopping. Whether you're looking for a place to call home or a smart investment, this is a must-see!