



GRASSROOTS
REALTY GROUP

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39 Shawglen Place SW
Calgary, Alberta

MLS # A2256693



\$525,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	901 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	0.08 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Tucked away in a quiet cul-de-sac in the established community of Shawnessy, this 4-bedroom, 2-bathroom home offers a practical and modern layout. A highly walkable location, you can use the nature trail to the local schools and be minutes from both Shawnessy and Somerset CTrain stations. Whether you're commuting or running daily errands, access to transit, schools, and shopping is right at your doorstep. Inside, the main living area is bright and welcoming, a comfortable gathering space with a large front window that looks out to the green space and playground across the street. The dining area looks out to mature trees and connects to the kitchen. Recent updates include stainless steel appliances, butcher block counters, updated lighting, and new flooring, giving the home a refreshed feel. Other updates include a new furnace, hot water tank, and new windows. The finished lower level adds additional living space for a rec room or media setup. Outside, the fenced backyard features mature trees, a storage shed, and room to garden or relax. Just around the corner, you'll find a green space, a park, and tennis courts — all part of what makes Shawnessy such a well-loved, family-friendly neighborhood. With easy access to major roadways, public transit, and local amenities, this is a smart choice for buyers looking to invest in both location and value.