



**159 Shawglen Road SW
Calgary, Alberta**

MLS # A2295342



\$539,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,061 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Storage		

Inclusions: None

Welcome to 159 Shawglen Rd SW in the highly sought-after community of Shawnessy—a family-friendly neighborhood known for its convenience, amenities, and excellent transit access. This well maintained property offers 3 spacious bedrooms and a functional layout ideal for families or first-time home buyers. The main floor features durable laminate flooring throughout, complemented by excellent natural lighting that creates a bright and welcoming atmosphere. The spacious kitchen provides ample cabinetry and workspace and plenty of room for a dining table, perfect for everyday living and entertaining. A convenient 2-piece (half) bathroom completes the main level. Upstairs, you’ll find three well-sized bedrooms along with a full bathroom, offering comfortable accommodation for the whole family. The partially finished basement adds valuable extra space for a recreation area, home office, or storage, with laundry located in the utility room for added practicality. Step outside to enjoy a spacious private backyard, ideal for relaxing or hosting gatherings. The property also includes a detached double garage backing onto an alley, providing secure parking and easy access, plus an additional front parking pad for extra convenience. This home offers the perfect combination of comfortable living space, functional features, and an unbeatable location—close to everything you need while still enjoying a peaceful suburban setting. Call your favorite Realtor today! *****Open House March 29th 1-3 pm*****