

# \$569,000 - 26 Shawglen Way Sw, Calgary

MLS® #A2240547

**\$569,000**

3 Bedroom, 2.00 Bathroom, 1,285 sqft

Residential on 0.08 Acres

Shawnessy, Calgary, Alberta

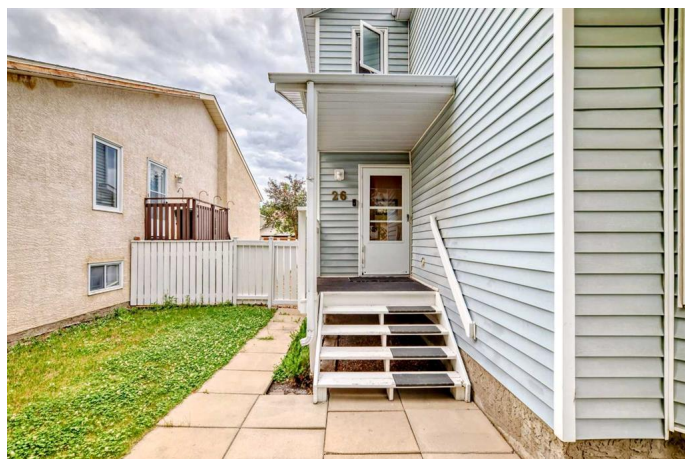
Welcome to this well-maintained 1,285 ft<sup>2</sup> 3+1 bedroom home featuring a bright sunken living room with a bay window featuring a floor-to-ceiling brick wood-burning fireplace, perfect for cozy evenings. The renovated kitchen offers ample cabinetry, butcher block counters, a pantry with pull-out shelves, and garden doors that lead to a spacious deck in the fully fenced and landscaped backyard. Upstairs, the primary bedroom features another bay window and convenient cheater access to the updated 4-piece bathroom. Two additional well-sized bedrooms complete the upper level. The fully finished basement provides even more living space with a large family room, a den that would make a great guest room or home office, and a laundry area complete with cabinets, a sink, and plenty of storage. Additional highlights include an oversized, heated double garage, air conditioning (2020), a new garage door (2022), renovated kitchen (2018), triple-pane windows (2022), and a new furnace (2022). This home offers comfort, space, and thoughtful upgrades in a great location—don't miss it!

Built in 1989

## Essential Information

MLS® # A2240547

Price \$569,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,285
Acres	0.08
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	26 Shawglen Way Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2R1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Recessed Lighting, Storage
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Back Lane, Back Yard, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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