

# \$499,900 - 95 Shawglen Way Sw, Calgary

MLS® #A2234211

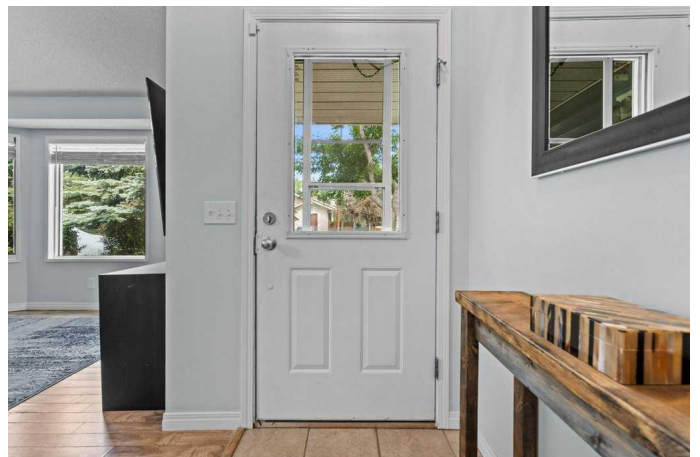
**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,022 sqft

Residential on 0.08 Acres

Shawnessy, Calgary, Alberta

Welcome to your dream home in the heart of Shawnessy! Ideally located just steps from the iconic Shawnessy Barn green space, this beautifully updated 3-level split offers the perfect blend of comfort, style, and convenience. Enjoy access to an extensive network of walking and biking paths, the community centre, tennis courts, and some of the best schools in the area—all just around the corner. With over 1,700 sq. ft. of thoughtfully developed living space, this home is tailor-made for families. Step inside to a spacious front foyer that leads into a bright and airy living room, filled with natural light. The kitchen on the main level features refreshed cabinetry, elegant granite countertops, and a cozy built-in breakfast nook—perfect for morning coffee or casual meals. Upstairs, you'll find two generous bedrooms, including a primary suite with direct access to a convenient Jack & Jill 4-piece bathroom. The fully developed lower level offers a versatile layout with a spacious rec room centered around a stunning wood-burning fireplace. An oversized third bedroom with its own built-in den area, another 3-piece bathroom, ample storage space, and laundry hookups complete this level. This unbeatable location puts you within a 15-minute walk to elementary, junior high, and high schools—ideal for families with children in any school board. Commuting is a breeze with easy access to public transit, the LRT, Stoney Trail, and Macleod Trail. Don't miss



your chance to own this exceptional home in  
one of Calgary’s most desirable  
communities – Shawnessy is waiting for you!

Built in 1989

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2234211      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,022         |
| Acres          | 0.08          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 95 Shawglen Way Sw |
| Subdivision | Shawnessy          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2Y 1Y9            |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Central Vacuum  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Central, Forced Air, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |

|                 |                                       |
|-----------------|---------------------------------------|
| # of Fireplaces | 1                                     |
| Fireplaces      | Mantle, Wood Burning, Recreation Room |
| Has Basement    | Yes                                   |
| Basement        | Finished, Full                        |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Interior Lot, Level |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Wood   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 12             |
| Zoning         | R-CG           |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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