

48 Shawglen Road SW
Calgary, Alberta

MLS # A2238906



\$459,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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!