



**203 Shawglen Road SW
Calgary, Alberta**

MLS # A2305161



\$689,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,119 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Beautifully updated 4-level split -VAULTED CEILINGS-OPEN LIVING CONCEPT + DINING AREA-Updated kitchen designed for everyday living. The lower level is a FULL LEGAL SUITE adding valuable flexibility for extended family or rental-income potential. HOME HAS BEEN FULLY RENOVATED-FLOORS-KITCHEN-BATHROOMS-EPOXY GARAGE. The location is a major highlight—close to the Shawnessy CTrain Station, nearby transit, playgrounds, pathways, parks, and Shawnessy’s strong retail district. Families will appreciate nearby school options including Janet Johnstone School, offering Kindergarten to Grade 4, Samuel W. Shaw School, and Centennial High School, which serves Grades 10–12. Catholic options in the area include Monsignor J.J. O’Brien School and Bishop O’Byrne High School