



GRASSROOTS
REALTY GROUP

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203 Shawglen Road SW
Calgary, Alberta

MLS # A2332448



\$635,000

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:	Additional Parking, Double Garage Detached, Garage Door Opener, Garage F		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	N/A		

Welcome to 203 Shawglen Road SW, a beautifully updated 4-level split in the heart of Shawnessy, offering an ideal combination of comfort, flexibility, and income potential. With 4 bedrooms, 2.5 bathrooms, and a full legal basement suite, this home is perfect for families, multi-generational living, or buyers looking for a mortgage helper. The main level welcomes you with vaulted ceilings, an open-concept living and dining area, and an updated kitchen designed for both everyday living and entertaining. Recent renovations throughout the home include new flooring, renovated kitchen, updated bathrooms, and a refreshed, modern feel from top to bottom. Upstairs, you'll find 3 bedrooms, including a spacious primary bedroom with its own 2-piece ensuite, along with a full 5-piece bathroom. The lower level features a fully legal suite with its own private entrance, kitchen, family room, bedroom, and 3-piece bathroom, adding exceptional versatility and rental income potential. The basement level also includes a large game room and utility space. Outside, the property offers a fenced private yard, rear lane access, and an impressive 21' x 21' detached double garage that is heated, insulated, and finished with epoxy flooring. Additional parking includes a parking pad, gated access, and convenient on-street parking. Located in one of southwest Calgary's most established communities, this home is close to Shawnessy CTrain Station, public transit, parks, playgrounds, pathways, and the many shops, restaurants, and services in the Shawnessy retail district. Families will appreciate nearby schools including Janet Johnstone School, Samuel W. Shaw School, Centennial High School, Monsignor J.J. O'Brien School, and Bishop Byrne High School.

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