



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

95 Shawglen Rise SW
Calgary, Alberta

MLS # A2342081



\$619,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	919 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Landscaped		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Hardwood, Tile		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Full		LLD: -
Exterior:	Concrete, Vinyl Siding, Wood Frame		Zoning: R-CG
Foundation:	Poured Concrete		Utilities: -
Features:	Double Vanity, French Door, Kitchen Island, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: Fridge in basement, Stove in Basement

Updated, versatile, and packed with features, this 4-bedroom, 2-bathroom 4-level split offers over 1,800 sq. ft. of developed living space, a spectacular backyard, and an oversized heated double garage. Set on a quiet street directly across from a park and pathway system, with the historic Shawnessy Barn just steps away, this is a home that offers both lifestyle and functionality. Inside, the main floor has been completely reimagined with walls removed to create an open, inviting layout. The spacious living room connects effortlessly to the dining area, which comfortably accommodates up to 8, and the stylish renovated kitchen featuring two-tone cabinetry, quartz countertops, and stainless steel appliances. The upper level provides two large bedrooms, including the primary suite, and a generous 5-piece bathroom with double vanity. The walkout level is equally impressive, offering a third bedroom, fully renovated bathroom, and a large secondary living space centred around a wood-burning fireplace with brick surround. Brand-new French doors lead to the expansive new deck and private backyard. Downstairs, the lower level adds a fourth bedroom, kitchenette with full-size stove and refrigerator, another living area, laundry, and mechanical space, making this home exceptionally adaptable for families, guests, hobbies, or additional living needs. The backyard is where this property really shines. A complete transformation includes a new deck, sod, and a dedicated dog run, creating a private outdoor oasis with plenty of room to relax, entertain, and enjoy summer evenings. The paved laneway to the oversized double garage is a rare find, featuring a 10-ft door, extra-high ceilings, full insulation, and a Schwank commercial heater, an ideal setup for anyone needing serious garage space. With major updates already completed, and an abundance of flexible living space, this is a

property that delivers far more than meets the eye. Come see everything this exceptional Shawnessy home has to offer!