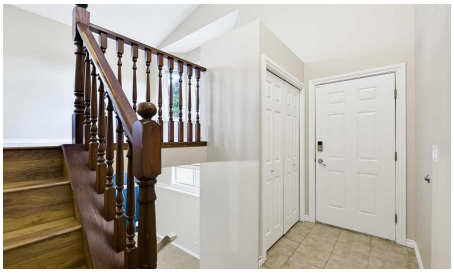
13 Shawglen Court SW

Calgary | Active | MLS® A2355470

$479,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1989**	**982 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

MOVE-IN READY | 4 BEDROOMS | WALKING TO LRT STATION | CUL-DE-SAC! Welcome to this fully finished bi-level home offering 4 bedrooms, 2 full bathrooms, and numerous updates throughout. Ideally situated on a quiet cul-de-sac with excellent access to public transit, shopping, tennis courts, and a beautiful park just a few homes away.
The bright main floor features a spacious living room with a large bay window, laminate flooring, and abundant natural light. The kitchen offers white cabinetry, pantry, and NEWER countertops, while the dining area provides direct access to the backyard. A spacious primary bedroom with double closets, a second bedroom, and a 4-piece bathroom complete the main level.
The fully finished lower level boasts a large family room with a wood-burning fireplace, 2 additional bedrooms, a 3-piece bathroom, generous laundry area, and under-stair storage. Walk-up access leads directly to the newly fenced backyard.
Enjoy the south SUNLIGHTS, complete with a patio, fire pit, side deck, and rear walkway access-perfect for summer entertaining and family gatherings. Recent updates include flooring/carpets, windows and blinds, ON DEMAND WATER TANK, fencing, patio, kitchen countertops, and bathroom improvements over last several years
A fantastic move-in-ready opportunity for first-time buyers, growing families, or investors!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355470
Bedrooms	4
Bathrooms	2
Year Built	1989
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bi-Level

Total Living Area:	982 sq. ft.
Main Level Finished Area:	982 sq. ft.
Below Grade Finished Area:	880 sq. ft.
Acreage:	No
Lot Area:	4,327 sq. ft.
Lot Frontage:	33'10"
Front Exposure:	South
Unit Exposure:	South
Levels:	Bi-Level
Total Rooms Above Grade:	5
Year built:	1989 (Age: 37)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	9010262
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Parking:	Off Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Lower Level
City Quadrant:	Southwest
Community:	Shawnessy
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 12'1" × 11'10" ·
Main Floor	Kitchen · 10'5" × 8'7" ·
Main Floor	Dining Room · 8'8" × 7'4" ·
Main Floor	Bedroom - Primary · 18'11" × 11'10" ·
Main Floor	Bedroom · 10'1" × 8'7" ·
Lower Level	Family Room · 19'5" × 11'5" ·
Lower Level	Bedroom · 12' × 8'7" ·
Lower Level	Bedroom · 12'4" × 8'8" ·
Lower Level	Laundry · 7'9" × 5'5" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	No Animal Home, No Smoking Home, Separate Entrance, Tankless Hot Water

Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/13-shawglen-court-sw-calgary-a2355470/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.