17 Shawglen Court SW

Calgary | Active | MLS® A2354304

$515,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1989**	**1,294 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Tucked into a cul-de-sac and backing onto the pathway system, this welcoming three-bedroom home offers space to grow, indoors and out. Poly-B plumbing has been removed and replaced with PEX-a valuable update already taken care of. A large, bright living room sets a comfortable tone, while the spacious kitchen features stainless steel appliances, including a double-oven stove. The kitchen and dining area overlook the backyard, with access to a generous wooden deck for summer meals and relaxing evenings. A convenient half bath and roomy front foyer complete the main floor. Upstairs, the spacious primary bedroom easily accommodates a king-size suite and offers direct access to the four-piece bathroom through a cheater ensuite layout. Two additional bedrooms provide room for family, guests or a home office. The unfinished basement with plumbing rough in is ready for your future plans. The large lot is beautifully landscaped, with a fenced rear yard and a paved front driveway accommodating three or more vehicles. With the LRT within walking distance, the community association and recreational facilities just steps away, and shopping, entertainment, eateries and a wide selection of schools nearby, this is a lovely place to put down roots. Click on the 3D Icon to take a Virtual Tour.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354304
Bedrooms	3
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:	2 Storey
Total Living Area:	1,294 sq. ft.
Main Level Finished Area:	651 sq. ft.

Upper Level Finished Area:	643 sq. ft.
Below Grade Finished Area:	630 sq. ft.
Acreage:	No
Lot Area:	4,327 sq. ft.
Lot Frontage:	33'10"
Front Exposure:	South
Unit Exposure:	South
Levels:	Two
Total Rooms Above Grade:	6
Year built:	1989 (Age: 37)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	9010262
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Vinyl Siding
Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Asphalt, Parking Pad
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Shawnessy
Appliances:	Dishwasher, Double Oven, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Shed, Ceiling Fan, Attached Front Door Coat Hooks
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Kitchen · 10'11" × 10'6" ·
Main Floor	Dining Room · 11'5" × 8'1" ·
Main Floor	Living Room · 16'5" × 13' ·
2nd Floor	Bedroom - Primary · 18'4" × 13' ·
2nd Floor	Bedroom · 10'6" × 8'5" ·
2nd Floor	Bedroom · 9'4" × 8'2" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, No Back Lane, Street Lighting
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C2
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/17-shawglen-court-sw-calgary-a2354304/

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

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