203 Shawglen Road SW

Calgary | Active | MLS® A2357294

$579,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1984**	**1,080.39 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

OPEN HOUSE- November 15th from 2-4 pm. FULLY RENOVATED 4-LEVEL SPLIT WITH LEGAL SUITE - AN EXCEPTIONAL OPPORTUNITY FOR HOMEOWNERS AND INVESTORS!

Welcome to 203 Shawglen Road SW! Beautifully renovated from top to bottom, this move-in-ready home offers the perfect combination of comfort, functionality, and income potential. Featuring bright and inviting living spaces, three bedrooms upstairs, and a legal basement suite with a separate side entrance, full kitchen, and bedroom, plus an additional recreation room for flexible family living.

Enjoy a generous backyard with RV parking potential and a heated garage for year-round convenience.

PERFECT FOR FIRST-TIME BUYERS: Live in the main home while generating potential rental income to help offset your mortgage payments. IDEAL FOR INVESTORS: An excellent opportunity for long-term rental income and investment value.

MOVE-IN READY, INCOME POTENTIAL, AND ROOM FOR YOUR RV! Don’t miss this exceptional opportunity!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357294
Bedrooms	4
Bathrooms	3
Year Built	1984
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	4 Level Split

Total Living Area:	1,080.39 sq. ft.
Main Level Finished Area:	480.94 sq. ft.
Upper Level Finished Area:	599.45 sq. ft.
Below Grade Finished Area:	595.03 sq. ft.
Acreage:	No
Lot Area:	4,585 sq. ft.
Lot Frontage:	40'
Front Exposure:	South
Unit Exposure:	South
Levels:	4 Level Split
Total Rooms Above Grade:	6
Year built:	1984 (Age: 42)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	8210805
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Main Level
City Quadrant:	Southwest
Community:	Shawnessy
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 9'6" × 8'8" ·
Main Floor	Dining Room · 8'2" × 7'5" ·
Main Floor	Nook · 9'9" × 8'2" ·
Main Floor	Living Room · 16'2" × 12'5" ·
2nd Floor	Bedroom - Primary · 12'6" × 10'10" ·
2nd Floor	Bedroom · 10'10" × 7'10" ·
2nd Floor	Bedroom · 8'10" × 8'8" ·
Lower Level	Game Room · 23'10" × 11'9" ·
Suite	Living Room · 13'3" × 10'2" ·
Suite	Kitchen With Eating Area · 10'6" × 9'3" ·

Suite	Bedroom · 9'7" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/203-shawglen-road-sw-calgary-a2357294/

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

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.