

26 Shawglen Way SW
Calgary, Alberta

MLS # A2240547



\$569,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,285 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Recessed Lighting, Storage		

Inclusions: Window Coverings and Rods, Workbench in Garage, Firewood Shelter, Rain Barrel.

Welcome to this well-maintained 1,285 ft²; 3+1 bedroom home featuring a bright sunken living room with a bay window featuring a floor-to-ceiling brick wood-burning fireplace, perfect for cozy evenings. The renovated kitchen offers ample cabinetry, butcher block counters, a pantry with pull-out shelves, and garden doors that lead to a spacious deck in the fully fenced and landscaped backyard. Upstairs, the primary bedroom features another bay window and convenient cheater access to the updated 4-piece bathroom. Two additional well-sized bedrooms complete the upper level. The fully finished basement provides even more living space with a large family room, a den that would make a great guest room or home office, and a laundry area complete with cabinets, a sink, and plenty of storage. Additional highlights include an oversized, heated double garage, air conditioning (2020), a new garage door (2022), renovated kitchen (2018), triple-pane windows (2022), and a new furnace (2022). This home offers comfort, space, and thoughtful upgrades in a great location—don't miss it!