



## 91 Shawglen Way Calgary Alberta

\$569,800

**\*\*SEE THE 3D TOUR\*\*** This beautifully updated home perfectly blends character, function, and modern design. Nestled on a quiet, tree-lined street in Shawnessy, this property is IDEAL FOR FAMILIES, INVESTORS, FIRST TIME BUYER'S, or anyone looking for a turnkey opportunity with a fully legal and luxury one-bedroom basement suite. Inside, the main level features vaulted ceilings and a stunning picture window that fills the living area with natural light. The open-concept design flows seamlessly up the stairs into a spacious dining area and a stylish kitchen with sleek two-tone cabinetry, stainless steel appliances, and updated hardware, offering both practicality and charm. Down the hall are three spacious bedrooms await you as well as a beautifully remodeled four-piece bathroom showcasing modern finishes and a timeless color palette. Exiting the main level and entering through the private side entrance you will make your way to the completely separate legal suite. The lower level is a fully permitted luxury legal suite, one of a kind in this neighborhood and rare across Calgary. It truly feels more like a modern apartment than a basement suite. This space features a private side entrance and in-suite laundry with full control of its own separate furnace and thermostat. The suite's centerpiece is a fully functional wood-burning brick fireplace, adding warmth and character to the open-concept living area. The contemporary kitchen includes stone countertops, a marble backsplash, butcher block island, and designer finishes and fixtures throughout. The spa-inspired bathroom features a marble countertop, a beautiful shower niche, and a rainhead shower. The large and bright primary bedroom offers enough space for a king-sized bed, office area, or reading nook, and includes a walk-in closet for exceptional storage. Additional perks include a 350-square-foot crawlspace storage...

Other 14.50 Ft x 19.25 Ft

Bedroom 8.67 Ft x 10.08 Ft

Bedroom 17.00 Ft x 9.00 Ft

4pc Bathroom Measurements not available

Primary Bedroom 13.67 Ft x 11.50 Ft

Living room 19.83 Ft x 14.08 Ft

Other 18.58 Ft x 19.42 Ft

4pc Bathroom Measurements not available

Primary Bedroom 12.17 Ft x 19.42 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)