

## 244 Shawinigan Drive SW Calgary, Alberta

**MLS # A2251108**



# \$399,999

|                  |                                                                      |               |                   |
|------------------|----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Shawnessy                                                            |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                                |               |                   |
| <b>Style:</b>    | 2 Storey                                                             |               |                   |
| <b>Size:</b>     | 1,120 sq.ft.                                                         | <b>Age:</b>   | 1993 (32 yrs old) |
| <b>Beds:</b>     | 3                                                                    | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Driveway, Front Drive, Insulated, Off Street, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                                            |               |                   |
| <b>Lot Feat:</b> | Low Maintenance Landscape                                            |               |                   |

|                    |                                                                            |                   |          |
|--------------------|----------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                    | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Linoleum                                   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                                            | <b>Condo Fee:</b> | \$ 265   |
| <b>Basement:</b>   | Full, Unfinished                                                           | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Wood Frame                                                                 | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | Poured Concrete                                                            | <b>Utilities:</b> | -        |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |                   |          |

**Inclusions:** Dishwasher, Dryer, Electric Oven, Electric Stove, Refrigerator, Washer, Window Coverings

Welcome to 244 Shawinigan Dr SW! This beautifully refreshed 3-bedroom, 2-bathroom townhouse strikes the ideal balance of style and unbeatable value. Enjoy low-maintenance living with condo fees at just \$265/month. Featuring a spacious two-storey layout with a full basement, this home is designed for comfortable everyday living and offers excellent access to amenities, transit, parks, and schools. The attached front-drive garage, additional driveway stall, and ample visitor parking throughout the complex ensure convenience for both you and your guests. Inside, brand-new carpet, freshly painted walls and ceilings, and updated lighting create a bright, welcoming atmosphere. The well-appointed kitchen features stainless steel appliances and a practical pantry, while the dining area opens onto a private deck overlooking the greenspace. Upstairs, all three bedrooms are thoughtfully arranged for privacy, including a large primary suite with walk-in closet and an oversized linen cabinet for extra storage. The full basement provides valuable flexibility—perfect for storage today or easily finished into a family room, gym, or creative retreat. Soaring ceilings in the foyer, a cozy gas fireplace in the living room, and direct access to pathways, parks, and nearby schools complete the package. With low condo fees and a prime location just minutes from the Somerset&Bridlewood LRT, Shawnessy Town Centre, YMCA, Library, and countless shops and restaurants, this home offers a rare blend of comfort, convenience, and community living. **TRANSIT:** Nearest bus stop just 1 min walk (Shawinigan Dr @ Shawbrooke Dr SW), Shawnessy LRT Station only 2.5 km / 4 min drive. **SCHOOLS:** Samuel W. Shaw School (Elementary & Jr. High) & 0.4 km / 1 min, Father Doucet School (Elementary) & 0.6 km / 1 min, Monsignor J.J. O'Brien (Jr. High) & 1.6

km / 3 mins, Centennial High School &dash; 2.7 km / 6 mins, Bishop O&rsquo;Byrne High School &dash; 2.4 km / 5 mins. PARKS & RECREATION: Shannon Park &dash; 0.8 km / 2 mins, Somerset Park &dash; 1.7 km / 4 mins, Bridlewood Wetlands Park &dash; 1.9 km / 4 mins. SHOPPING & DINING: Safeway Shawnessy Village &dash; 2.1 km / 5 mins, Sobeys Millrise Plaza &dash; 2.4 km / 5 mins, Real Canadian Superstore &dash; 3.1 km / 6 mins, restaurants & caf&eacute;s within 2&dash;5 mins (Curry Craft, Rockwell Taps, Morning Brunch Co., Good Earth Coffeehouse). LIFESTYLE & COMMUNITY: Shawnessy YMCA &dash; fitness, pool, and programs for all ages, Calgary Public Library &dash; Shawnessy Branch &dash; minutes away, Landmark Cinemas and Calgary Climbing Centre nearby.