# \$387,499 - 244 Shawinigan Drive Sw, Calgary

MLS® #A2251108

## \$387,499

3 Bedroom, 2.00 Bathroom, 1,120 sqft Residential on 0.06 Acres

Shawnessy, Calgary, Alberta

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 flexibilityâ€"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 – 2.7 km / 6 mins, Bishop O'Byrne High School – 2.4 km / 5 mins.

PARKS & RECREATION: Shannon Park – 0.8 km / 2 mins, Somerset Park – 1.7 km / 4 mins, Bridlewood Wetlands Park – 1.9 km / 4 mins.

SHOPPING & DINING: Safeway Shawnessy Village â€" 2.1 km / 5 mins, Sobeys Millrise Plaza â€" 2.4 km / 5 mins, Real Canadian Superstore â€" 3.1 km / 6 mins, restaurants & cafés within 2â€"5 mins (Curry Craft, Rockwell Taps, Morning Brunch Co., Good Earth Coffeehouse).

LIFESTYLE & COMMUNITY: Shawnessy YMCA â€" fitness, pool, and programs for all ages, Calgary Public Library â€" Shawnessy Branch â€" minutes away, Landmark Cinemas and Calgary Climbing Centre nearby.

Built in 1993

#### **Essential Information**

MLS® # A2251108 Price \$387,499

Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,120

Acres 0.06

Year Built 1993

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

## **Community Information**

Address 244 Shawinigan Drive Sw

Subdivision Shawnessy

City Calgary
County Calgary
Province Alberta

Postal Code T2Y 3B4

#### **Amenities**

Amenities Snow Removal, Visitor Parking

Parking Spaces 2

Parking Driveway, Front Drive, Insulated, Off Street, Single Garage Attached

# of Garages 1

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Electric Oven, Electric Stove, Refrigerator, See

Remarks, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas Log, Mantle

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Entrance, Rain Gutters
Lot Description Low Maintenance Landscape

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed August 25th, 2025

Days on Market 71

Zoning M-C1 d75

# **Listing Details**

Listing Office RE/MAX iRealty Innovations

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