

# \$408,888 - 252 Shawinigan Drive Sw, Calgary

MLS® #A2231161

**\$408,888**

3 Bedroom, 2.00 Bathroom, 1,123 sqft  
Residential on 0.00 Acres

Shawnessy, Calgary, Alberta

## COMFORT, STYLE AND CONVENIENCE!

Welcome to this beautifully maintained 2-storey townhouse nestled in the vibrant community of SHAWNESSY. This bright 1123 sq ft home offers a warm and inviting atmosphere from the moment you step inside. Starting upstairs is a spacious master bedroom with a large walk-in closet that gives plenty of room for all your wardrobe plus more, and a full bath just steps away. With 2 additional bedrooms you have options. You can set-up your home office for that privacy you need from any outside noise, and your 3rd bedroom, it can be anything you want and anything you need. On the main level is a bright living area to gather, eat and enjoy. Your kitchen is cozy and centrally located between your dining and living space so that while you prepare dinner for your family, you don't miss out while kids are doing their homework or just unwinding by your fireplace. Outside your deck doors is a courtyard bonus area for anyone in your neighborhood. To complete this wonderful home is a newly added full bath in the fully developed basement that can be a bonus space for any member of the family. This home can perfectly be suited for busy families, working professionals or savvy investors, this property is so ideal its just minutes away from everything. There's schools, shopping centers, transit, coffee shops and minutes from Fish Creek park to enjoy all that nature has to offer. Enjoy LOW CONDO FEES, while still having



your private space and your own attached garage that you will appreciate most in the winter seasons. Don't miss this opportunity to own a move-in ready home in a PRIME LOCATION!! Book your private showing today.

Built in 1993

### Essential Information

MLS® #	A2231161
Price	\$408,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,123
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	252 Shawinigan Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y3B4

### Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Storage, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Stove(s),

	Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Few Trees, Front Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 14th, 2025
Days on Market	8
Zoning	M-C1 d75

## Listing Details

Listing Office	KIC Realty
----------------	------------

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