

187 Shawinigan Drive SW
Calgary, Alberta

MLS # A2224870



\$575,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,492 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Other, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Laminate Counters, See Remarks		

Inclusions: N/A

Looking for that perfect family-friendly home in an established community. Welcome to this updated gem in the heart of Shawnessy — ideal for young families or those looking to grow! This 3 bedroom home has been thoughtfully refreshed with new luxury vinyl plank flooring on the main, new carpet upstairs, a brand new roof, and fresh paint throughout. The layout is super functional: a front flex room makes a great playroom, or sitting area, while the cozy living room with gas fireplace flows into a bright kitchen and dining nook — perfect for everyday life. The kitchen has been upgraded with stainless steel appliances, and plenty of space to prep meals or gather around. Step out to your private, south-facing backyard — fully fenced with mature trees, a large deck, alley access and RV parking — and still lots of room for the kids to run around! Upstairs, the spacious primary bedroom features a walk-in closet and 3-piece ensuite, plus 2 additional good-sized bedrooms and a full bath with low-flow, comfort-height toilets. The unfinished basement offers tons of room to grow into — whether it's a future rec room, more bedrooms, or a home gym. Located steps to schools, playgrounds, shopping, and transit — this home checks all the boxes for family life now, with space to grow into for years to come.