

244 Shawinigan Drive SW
Calgary, Alberta

MLS # A2251108



\$399,999

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

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

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

This beautifully refreshed 3-bedroom, 2-bathroom townhouse strikes the ideal balance of style and functionality, featuring a spacious two-storey layout designed for comfortable everyday living. Enjoy the convenience of an attached front-drive garage, an extra parking space on the driveway, and bonus visitor parking throughout the complex. Inside, you'll find brand-new carpet that has never been lived on, freshly painted walls and ceilings, and updated lighting that creates a bright, welcoming atmosphere. The kitchen is well-appointed with 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, with a large primary suite with walk-in closet and an oversized linen cabinet for extra storage. The full basement provides valuable flexibility—ideal for additional storage today, or the perfect space for a future 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 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.