

184 Shawinigan Drive SW
Calgary, Alberta

MLS # A2251026



\$554,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,190 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2
Garage:	None, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Few Trees, Gentle Sloping, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Full, Partially Finished, Walk-Out To Back	Side:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Storage, Vaulted Ceiling(s)		

Inclusions: Attached hook at back kitchen entry.

Welcome home to this renovated 3-level split in family-friendly Shawnessy, with a walkout basement and a huge, fully fenced backyard on an impressive 118' deep lot — plenty of room to add an oversized garage. This thoughtfully updated home offers 1190 sf of above grade living space on the entry and main level, 4 bedrooms and 2 full bathrooms, freshly painted throughout with carpet and new vinyl plank flooring, a new ensuite and a renovated main bath. All Poly-B plumbing has been removed and replaced with durable PEX for peace of mind. The brand new kitchen shines with stone counters and a sleek backsplash, opening to a dining area with vaulted ceilings that overlook the inviting living room. The partially finished walkout basement offers another 890 sf - a cozy family room anchored by a brick fireplace provides a warm gathering spot plus a 4th bedroom — with additional development potential and separate entrance you could add a legal suite (subject to municipal approvals) and bonus crawl space storage ensures a place for everything. Located in a walkable, kid-focused community, Samuel H. Shaw Elementary to Junior High is just 0.6 km away and Father Doucet is 0.8 km. With extensive shopping, amenities and the Shawnessy LRT nearby — this is the perfect home for an active young family or downsizing. Move in and start making memories.