

**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, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	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, Walk-In Closet(s)		

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

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 flexibility—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 ‐ 2.1 km / 5 mins, Sobeys Millrise Plaza ‐ 2.4 km / 5 mins, Real Canadian Superstore ‐ 3.1 km / 6 mins, restaurants & cafés within 2‐5 mins (Curry Craft, Rockwell Taps, Morning Brunch Co., Good Earth Coffeehouse). LIFESTYLE & COMMUNITY: Shawnessy YMCA ‐ fitness, pool, and programs for all ages, Calgary Public Library ‐ Shawnessy Branch ‐ minutes away, Landmark Cinemas and Calgary Climbing Centre nearby.