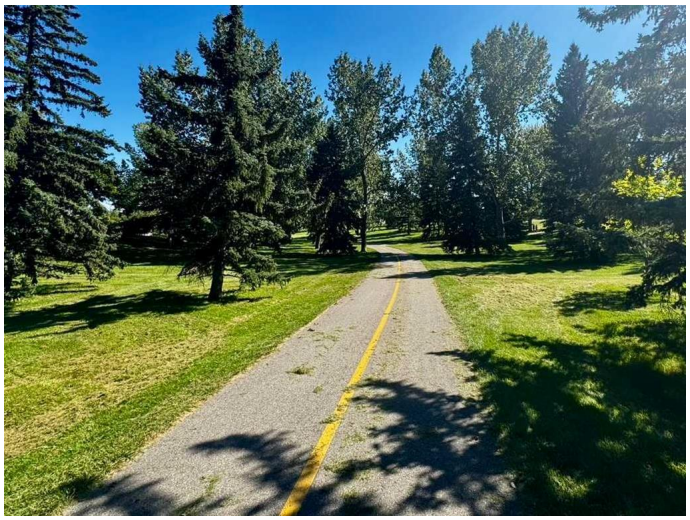
$399,999 - 244 Shawinigan Drive Sw, Calgary

MLS® #A2251108

$399,999
3 Bedroom, 2.00 Bathroom, 1,120 sqft
Residential on 0.06 Acres

Shawnessy, Calgary, Alberta



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 flexibilityâ€”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 Somersetâ€“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) â€“ 0.4 km / 1 min, Father Doucet School (Elementary) â€“ 0.6 km / 1 min, Monsignor J.J. Oâ€™Brien (Jr. High) â€“ 1.6 km / 3 mins, Centennial High School â€“ 2.7 km / 6 mins, Bishop Oâ€™Byrne High School â€“ 2.4 km / 5 mins.

PARKS & RECREATION: Shannon Park â€“ 0.8 km / 2 mins, Somerset Park â€“ 1.7 km / 4 mins, Bridlewood Wetlands Park â€“ 1.9 km / 4 mins.

SHOPPING & DINING: Safeway Shawnessy Village â€“ 2.1 km / 5 mins, Sobeys Millrise Plaza â€“ 2.4 km / 5 mins, Real Canadian Superstore â€“ 3.1 km / 6 mins, restaurants & cafÃ©s within 2â€“5 mins (Curry Craft, Rockwell Taps, Morning Brunch Co., Good Earth Coffeehouse).

LIFESTYLE & COMMUNITY: Shawnessy YMCA â€“ fitness, pool, and programs for all ages, Calgary Public Library â€“ Shawnessy Branch â€“ minutes away, Landmark Cinemas and Calgary Climbing Centre nearby.

Built in 1993

Essential Information

MLS® #	A2251108
Price	$399,999
Bedrooms	3

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,120
Acres	0.06
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	244 Shawinigan Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3B4

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Driveway, Front Drive, Insulated, Off Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Rain Gutters
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 25th, 2025
Days on Market	17
Zoning	M-C1 d75

Listing Details

Listing Office	RE/MAX iRealty Innovations

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