

\$674,900 - 247 Shawinigan Drive Sw, Calgary

MLS® #A2256533

\$674,900

3 Bedroom, 2.00 Bathroom, 1,359 sqft

Residential on 0.11 Acres

Shawnessy, Calgary, Alberta

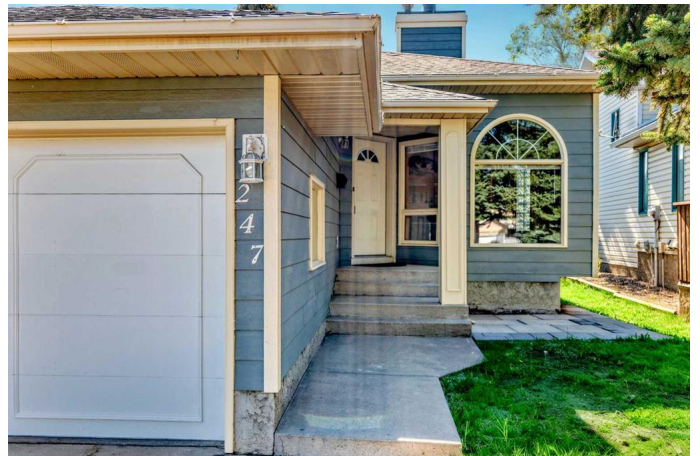
Welcome to 247 Shawinigan Drive SW â€” a beautifully crafted 1,358.9 sq ft bungalow that blends timeless character, modern comfort, and unbeatable convenience in the heart of Shawnessy!

Originally a former show home, this residence showcases enduring quality, thoughtful design, and a layout made for family living. The sun-filled front foyer welcomes you with elegant tile flooring, mirrored double closets, and a dramatic arched window that fills the home with light through recently upgraded windows throughout.

The bright living room features a classic brick wood-burning fireplace framed by rich oak trim â€” a charming focal point that adds warmth and character to the main living area. The open design flows seamlessly into the formal dining room, accented by spindle railings, fresh, modern flooring, and a layout perfect for both family gatherings and entertaining.

The spacious kitchen offers solid oak cabinetry, ample counter space, decorative tile backsplash, and updated white appliances, connecting effortlessly to the dining area and beyond.

The primary bedroom includes a walk-in closet and a full ensuite bath, while additional bedrooms are bright and comfortable. Both bathrooms showcase timeless white tile



finishes, one highlighted by a decorative glass-block window that adds both light and privacy.

The unfinished basement offers unlimited potential — ideal for a future suite (subject to approval from the City of Calgary), a recreation area, gym, or creative studio.

Step outside to enjoy your private, landscaped backyard with a 12'7" — 10' deck, perfect for morning coffee or summer BBQs under mature trees.

Everyday convenience is unbeatable — a bus stop right at your doorstep, just a 4-minute walk to Samuel W. Shaw School, the Shawnessy Outdoor Rink, and Shannon Park, and within 5 minutes™ drive to Shawnessy LRT, YMCA, Shawnessy Library, Superstore, and 18+ restaurants and pubs.

Don™t miss this rare opportunity — book your private showing today and experience the warmth, potential, and lifestyle this Shawnessy gem has to offer!

Built in 1991

Essential Information

MLS® #	A2256533
Price	\$674,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,359
Acres	0.11
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Active
--------	--------

Community Information

Address	247 Shawinigan Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y2Y4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Entrance, Barbecue
Lot Description	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	15
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Key
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.