

# \$387,499 - 244 Shawinigan Drive Sw, Calgary

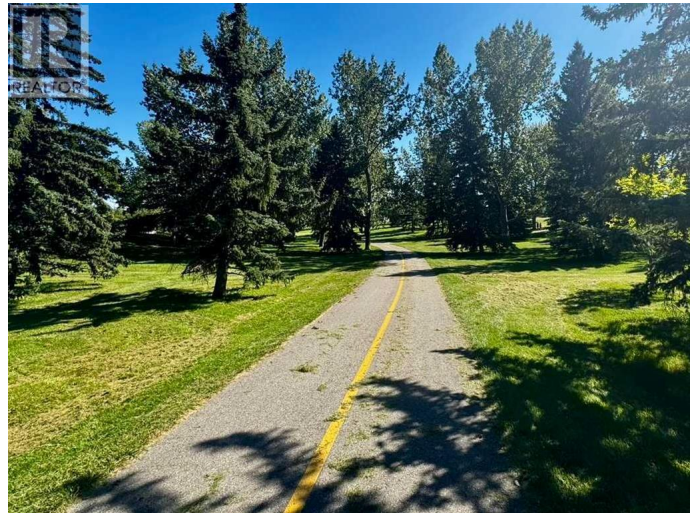
MLS® #A2251108

**\$387,499**

3 Bedroom, 2.00 Bathroom, 1,120 sqft  
Single Family 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 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) 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. (id:6289)

Built in 1993

## Essential Information

|                |                 |
|----------------|-----------------|
| Listing #      | A2251108        |
| Price          | \$387,499       |
| Bedrooms       | 3               |
| Bathrooms      | 2.00            |
| Half Baths     | 1               |
| Square Footage | 1,120           |
| Acres          | 0.06            |
| Year Built     | 1993            |
| Type           | Single Family   |
| Sub-Type       | Bare Land Condo |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 244 Shawinigan Drive Sw |
| Subdivision | Shawnessy               |
| City        | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y3B4                  |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Park, Playground, Schools, Shopping                   |
| Features       | See remarks, No Animal Home, No Smoking Home, Parking |
| Parking Spaces | 2   |
| Parking        | Attached Garage, Other                                |
| # of Garages   | 1   |

## Interior

|                 |  |
|-----------------|--|
| Appliances      | Washer, Refrigerator, Oven - Electric, Dishwasher, Stove, Dryer, See remarks, Window Coverings |
| Heating         | Natural gas Forced air   |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| # of Stories    | 2  |

## Exterior

|              |                 |
|--------------|-----------------|
| Construction | Wood frame      |
| Foundation   | Poured Concrete |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|



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