



## 184 Shawinigan Drive Calgary Alberta

\$554,000

**\*\*OPEN HOUSE SUN SEPT 7th 1-4 PM\*\*** Must see this extensively updated 3-level split in family-friendly Shawnessy, with a walkout basement and a huge, fully fenced backyard on an impressive 118' deep lot – with 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. (id:6769)

Recreational, Games room 16.08 Ft x 13.00 Ft

Bedroom 9.58 Ft x 10.58 Ft

Storage 27.42 Ft x 23.92 Ft

Living room 11.92 Ft x 15.08 Ft

Other 13.17 Ft x 15.50 Ft

Dining room 10.83 Ft x 10.08 Ft

Primary Bedroom 12.50 Ft x 14.17 Ft

4pc Bathroom 4.83 Ft x 10.50 Ft

4pc Bathroom 4.92 Ft x 8.08 Ft

Bedroom 12.58 Ft x 9.00 Ft

Bedroom 9.08 Ft x 9.33 Ft

Listing Presented By:



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