



## 244 Shawinigan Drive Calgary Alberta

\$399,999

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'Byr...

Primary Bedroom 14.25 Ft x 12.08 Ft

Other 6.42 Ft x 6.50 Ft

4pc Bathroom 5.00 Ft x 7.58 Ft

Bedroom 8.58 Ft x 8.58 Ft

Bedroom 8.58 Ft x 8.25 Ft

Other 19.67 Ft x 17.50 Ft

Living room 14.50 Ft x 9.75 Ft

Dining room 8.08 Ft x 7.92 Ft

Kitchen 11.17 Ft x 7.08 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Other 8.33 Ft x 4.58 Ft

Listing Presented By:



Originally Listed by:  
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