



81 Shawinigan Road Calgary Alberta

\$574,000

Hello, Gorgeous! Welcome to this beautifully maintained 4-bedroom, 2-bathroom bi-level home located in the sought-after community of Shawnessy, Calgary. With 1,269 square feet of main-level living space plus an additional 888 square feet of fully developed basement, this home offers a perfect combination of comfort, functionality, and prime location. Situated on a quiet street just steps from green spaces, walking paths, and multiple playgrounds, this property is ideal for families who value outdoor living and community convenience. The home is within walking distance of tennis courts, a basketball court, a winter skating rink, and the Shawnessy YMCA, offering year-round recreational opportunities. Recent upgrades include a new water heater, dishwasher, updated plumbing under the kitchen sink, and new blinds throughout the upstairs. The spacious basement features a cozy fireplace and ample storage space, perfect for relaxing or hosting gatherings. Outside, enjoy a brand-new backyard deck, perfect for entertaining or quiet mornings. Shawnessy is known for its close proximity to top-rated schools, public transit including C-Train access, and a vibrant shopping district with restaurants, grocery stores, and essential services. This move-in-ready home offers a rare opportunity to live in a well-established, family-friendly neighbourhood with a strong sense of community and convenient urban amenities. (id:6769)

Bedroom 13.17 Ft x 12.75 Ft

Furnace 13.00 Ft x 15.50 Ft

3pc Bathroom 9.08 Ft x 5.17 Ft

Recreational, Games room 26.42 Ft x 15.75 Ft

Primary Bedroom 11.17 Ft x 13.25 Ft

Bedroom 9.00 Ft x 9.92 Ft

Bedroom 12.58 Ft x 9.00 Ft

Breakfast 9.58 Ft x 10.00 Ft

4pc Bathroom 7.42 Ft x 10.50 Ft

Kitchen 9.58 Ft x 12.58 Ft

Dining room 7.58 Ft x 9.08 Ft

Living room 11.25 Ft x 15.00 Ft

Listing Presented By:



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