



## 252 Shawinigan Drive Calgary Alberta

\$420,000

Welcome to this beautiful 2-storey townhouse in the sought-after community of Shawnessy! This exceptional home is perfect for both buyers and investors, offering a blend of comfort, convenience, and potential. The upper level features three generously sized bedrooms and a modern 4-piece bath, providing ample space for family living. The developed basement includes a roughed-in bathroom and a versatile family/rec room, ready to be tailored to your needs. The main floor is designed for both relaxation and entertainment, boasting a cozy corner fireplace, a spacious living room, and a dining area perfect for family meals or hosting guests. The kitchen, with its sleek laminate flooring, offers both style and functionality. Step outside to enjoy the serene views of the green park right behind the home, creating a peaceful retreat while being just steps away from the bus stop, ensuring easy commuting. For families, the location is ideal, with schools within walking distance and a variety of shopping options nearby. The community is pet-friendly with board approval, and the property benefits from very low condo fees, making it an attractive investment. Practical features include a single attached garage and a full-length driveway, providing parking for two vehicles. This home has been meticulously maintained as a no-smoking and pet-free residence, ensuring a pristine living environment. Don't miss out on this incredible opportunity! This charming townhouse combines the best of suburban tranquility with urban convenience. Book your viewing today and make this lovely Shawnessy home your own! (id:6769)

Laundry room 5.67 Ft x 2.58 Ft

Recreational, Games room 14.17 Ft x 17.08 Ft

Storage 2.67 Ft x 7.92 Ft

Dining room 9.58 Ft x 9.92 Ft

Kitchen 8.08 Ft x 7.83 Ft

Living room 9.25 Ft x 17.25 Ft

Primary Bedroom 12.00 Ft x 14.25 Ft

4pc Bathroom 5.00 Ft x 7.58 Ft

Bedroom 8.67 Ft x 8.33 Ft

Bedroom 8.67 Ft x 8.67 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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