

\$399,900 - 226 Shawinigan Drive Sw, Calgary

MLS® #A2228323

\$399,900

3 Bedroom, 2.00 Bathroom, 1,123 sqft

Residential on 0.03 Acres

Shawnessy, Calgary, Alberta

Check out our virtual Tour! **Welcome to this well-maintained townhouse in Shawnessy community SW. LOW CONDO FEE, superb location, close to LRT and very near schools, parks, pathways and shopping area. Total 3 bedrooms, 2 bathrooms, partially finished basement and an attached single garage. Lots of upgrades in recent years, including all stainless-steel appliances, updated kitchen, carpet, paint, doors and blinds. Furnace maintenance in 2023, new deck in 2023, hot water tank (2020). Functional main floor, sunny living room with sliding patio doors leading to the newly built deck, it is perfect for a relaxing summer evening. On the second floor you will find a good sized Primary bedroom, one four piece bathroom and two other bedrooms. Basement is partially finished with a full bathroom, laundry area, and a huge untouched area that is suitable for finishing to your desired style. Great neighborhood with easy access to shopping, community center, and very near to two schools and an extensive park area with pathways. Book your private showing today before it is gone.

Built in 1993

Essential Information

MLS® # A2228323

Price \$399,900

Bedrooms 3



| | |
|----------------|---------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,123 |
| Acres | 0.03 |
| Year Built | 1993 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 226 Shawinigan Drive Sw |
| Subdivision | Shawnessy |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Y 3B4 |

Amenities

| | |
|----------------|-------------------------------------|
| Amenities | Other |
| Parking Spaces | 2 |
| Parking | See Remarks, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, See Remarks |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Partial, Partially Finished |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | Balcony |
| Lot Description | Private, Rectangular Lot, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 24 |
| Zoning | M-C1 d75 |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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