

# \$399,999 - 244 Shawinigan Drive Sw, Calgary

MLS® #A2251108

**\$399,999**

3 Bedroom, 2.00 Bathroom, 1,120 sqft  
Residential on 0.06 Acres

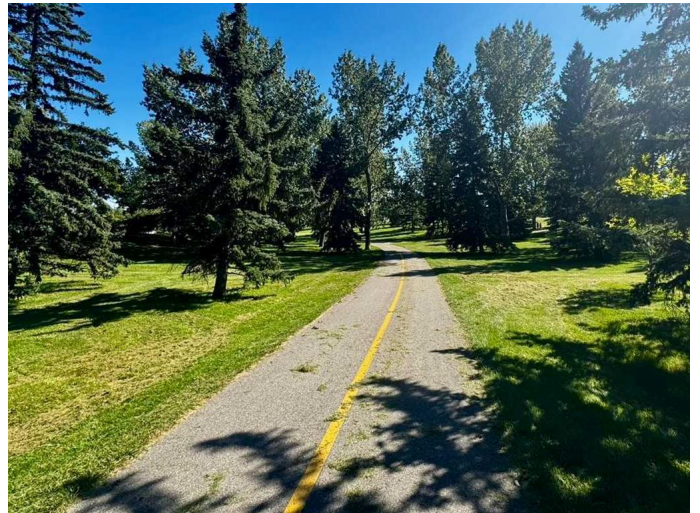
Shawnessy, Calgary, Alberta

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) â€“ 0.4 km / 1 min, Father Doucet School (Elementary) â€“ 0.6 km / 1 min, Monsignor J.J. Oâ€™Brien (Jr. High) â€“ 1.6 km / 3 mins, Centennial High School â€“ 2.7 km / 6 mins, Bishop Oâ€™Byrne High School â€“ 2.4 km / 5 mins.

PARKS & RECREATION: Shannon Park â€“ 0.8 km / 2 mins, Somerset Park â€“ 1.7 km / 4 mins, Bridlewood Wetlands Park â€“ 1.9 km / 4 mins.

SHOPPING & DINING: Safeway Shawnessy Village â€“ 2.1 km / 5 mins, Sobeys Millrise Plaza â€“ 2.4 km / 5 mins, Real Canadian Superstore â€“ 3.1 km / 6 mins, restaurants & cafÃ©s within 2â€“5 mins (Curry Craft, Rockwell Taps, Morning Brunch Co., Good Earth Coffeehouse).

LIFESTYLE & COMMUNITY: Shawnessy YMCA â€“ fitness, pool, and programs for all ages, Calgary Public Library â€“ Shawnessy Branch â€“ minutes away, Landmark Cinemas and Calgary Climbing Centre nearby.

Built in 1993

### **Essential Information**

MLS® #	A2251108
Price	\$399,999
Bedrooms	3

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,120
Acres	0.06
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	244 Shawinigan Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3B4

### **Amenities**

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Driveway, Front Drive, Insulated, Off Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance, Rain Gutters
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 25th, 2025
Days on Market	25
Zoning	M-C1 d75

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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