\$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 Single Garage Attached, See Remarks

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

Foundation

Exterior Features Balcony

Lot Description Private, Rectangular Lot, See Remarks

Poured Concrete

Roof Asphalt Shingle
Construction Wood Frame

Additional Information

Date Listed June 5th, 2025

Days on Market 11

Zoning M-C1 d75

Listing Details

Listing Office RE/MAX Realty Professionals

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