

# \$387,499 - 244 Shawinigan Drive Sw, Calgary

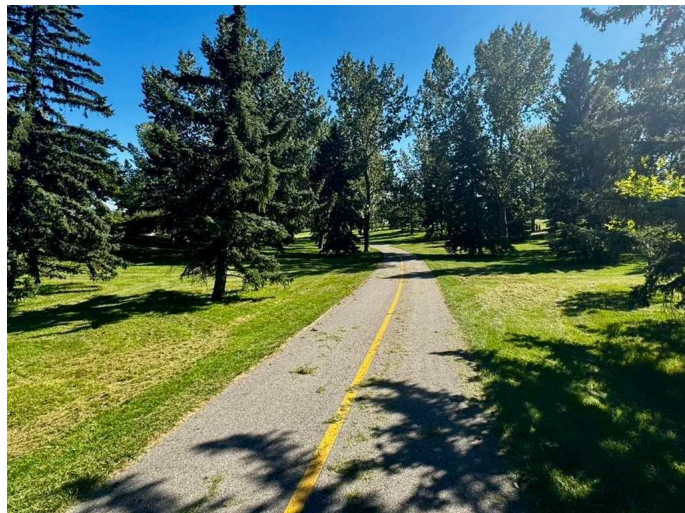
MLS® #A2251108

**\$387,499**

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    | \$387,499 |
| 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 | 78                |
| Zoning         | M-C1 d75          |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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