# \$624,000 - 202 Shawinigan Way Sw, Calgary

MLS® #A2237338

### \$624,000

3 Bedroom, 3.00 Bathroom, 1,734 sqft Residential on 0.10 Acres

Shawnessy, Calgary, Alberta

\*\*\* Open House Saturday September 13th 10 am to 12 pm \*\*\* Make yourself at home in this beautifully refreshed 2-storey gem nestled in the heart of family-friendly Shawnessy! With 3 spacious bedrooms and 2.5 updated bathrooms, this home effortlessly combines style and function.

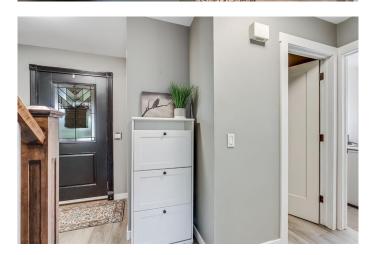
You'II love the gorgeous updated kitchen and dining space, perfect for casual family dinners. The inviting living room features modern finishes and warm flooring that flows throughout the main level. Upstairs, the tasteful and freshly renovated primary ensuite feels like your own private spa retreat.

Enjoy summer evenings in the landscaped backyard oasis, complete with plenty of space for kids and pets to play or to simply unwind under the stars. A partially finished basement is ready for your personal touch; whether you dream of a rec room, gym, or extra bedrooms. The attached garage is an oversized single, leaving plenty of room for storage.

Updates include exterior wood staining in the front and the back deck (2025), LVP (2025), garage door opener and sensors (2025), windows, main floor interior doors and blinds (2024), primary ensuite (2024), dishwasher (2023), pergola and ceiling on main floor (2022), dryer (2021), kitchen cabinetry, washer, microwave, hood fan, carpet (2020). The roof was redone in 2015 and the furnace







and hot water tank were replaced in 2018. A new garage door opener was just installed (August 2025) with sensors, two remotes and a key pad.

Ideally located steps to schools, playgrounds, parks, and shopping, this vibrant SW Calgary community has everything a growing family needs.

Built in 1990

#### **Essential Information**

MLS® # A2237338 Price \$624,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,734 Acres 0.10 Year Built 1990

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 202 Shawinigan Way Sw

Subdivision Shawnessy

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 2W3

#### **Amenities**

Parking Spaces 3

Parking Driveway, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Granite Counters, Kitchen Island, Vinyl Windows

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 12th, 2025

Days on Market 66

Zoning R-CG

## **Listing Details**

Listing Office CIR Realty

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