

# \$554,000 - 184 Shawinigan Drive Sw, Calgary

MLS® #A2251026

**\$554,000**

4 Bedroom, 2.00 Bathroom, 1,190 sqft

Residential on 0.11 Acres

Shawnessy, Calgary, Alberta

Welcome home to this extensively updated 3-level split in family-friendly Shawnessy, with a walkout basement and a huge, fully fenced backyard on an impressive 118' deep lot – plenty of room to add an oversized garage. This thoughtfully updated home offers 1190 sf of above grade living space on the entry and main level, 4 bedrooms and 2 full bathrooms, freshly painted throughout with carpet and new vinyl plank flooring, a new ensuite and a renovated main bath. All Poly-B plumbing has been removed and replaced with durable PEX for peace of mind. The brand new kitchen shines with stone counters and a sleek backsplash, opening to a dining area with vaulted ceilings that overlook the inviting living room. The partially finished walkout basement offers another 890 sf - a cozy family room anchored by a brick fireplace provides a warm gathering spot plus a 4th bedroom – with additional development potential and separate entrance you could add a legal suite (subject to municipal approvals) and bonus crawl space storage ensures a place for everything. Located in a walkable, kid-focused community, Samuel H. Shaw Elementary to Junior High is just 0.6 km away and Father Doucet is 0.8 km. With extensive shopping, amenities and the Shawnessy LRT nearby – this is the perfect home for an active young family or downsizing. Move in and start making memories.

Built in 1989



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2251026      |
| Price          | \$554,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,190         |
| Acres          | 0.11          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 184 Shawinigan Drive Sw |
| Subdivision | Shawnessy               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y 2W3                 |

## Amenities

|         |                 |
|---------|-----------------|
| Parking | On Street, None |
|---------|-----------------|

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Storage, Vaulted Ceiling(s)                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Basement, Wood Burning                                                      |
| Has Basement      | Yes                                                                         |
| Basement          | Exterior Entry, Full, Partially Finished, Walk-Out, Crawl Space             |

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                                              |
|-----------------|--------------------------------------------------------------|
| Lot Description | Back Lane, Few Trees, Reverse Pie Shaped Lot, Gentle Sloping |
| Roof            | Asphalt Shingle                                              |
| Construction    | Brick, Composite Siding, Wood Frame                          |
| Foundation      | Poured Concrete                                              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 8                 |
| Zoning         | R-CG              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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