

# \$575,000 - 187 Shawinigan Drive Sw, Calgary

MLS® #A2224870

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,492 sqft  
Residential on 0.11 Acres

Shawnessy, Calgary, Alberta

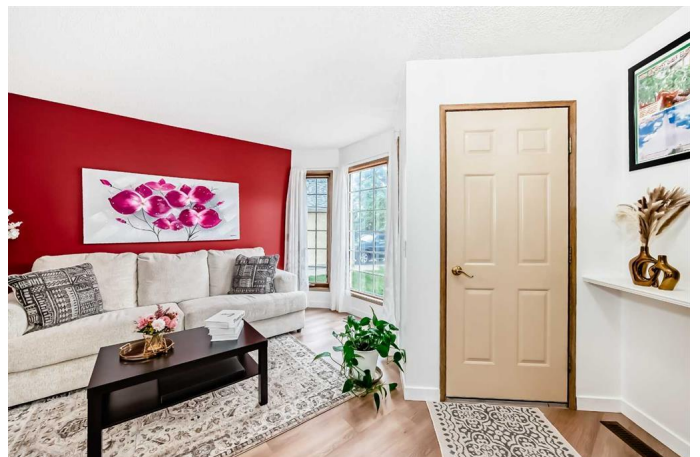
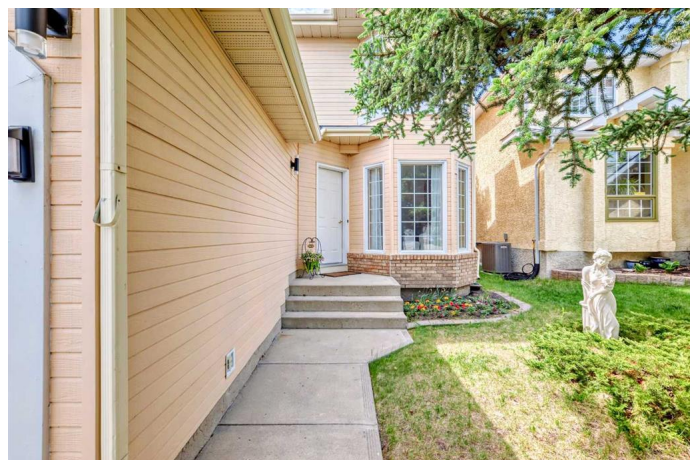
Looking for that perfect family-friendly home in an established community. Welcome to this updated gem in the heart of Shawnessy – ideal for young families or those looking to grow!

This 3 bedroom home has been thoughtfully refreshed with new luxury vinyl plank flooring on the main, new carpet upstairs, a brand new roof, and fresh paint throughout. The layout is super functional: a front flex room makes a great playroom, or sitting area, while the cozy living room with gas fireplace flows into a bright kitchen and dining nook – perfect for everyday life.

The kitchen has been upgraded with stainless steel appliances, and plenty of space to prep meals or gather around. Step out to your private, south-facing backyard – fully fenced with mature trees, a large deck, alley access and RV parking – and still lots of room for the kids to run around!

Upstairs, the spacious primary bedroom features a walk-in closet and 3-piece ensuite, plus 2 additional good-sized bedrooms and a full bath with low-flow, comfort-height toilets. The unfinished basement offers tons of room to grow into – whether it's a future rec room, more bedrooms, or a home gym.

Located steps to schools, playgrounds, shopping, and transit – this home checks all



the boxes for family life now, with space to grow into for years to come.

Built in 1990

### Essential Information

MLS® #	A2224870
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,492
Acres	0.11
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	187 Shawinigan Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2W3

### Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Attached, Driveway, Garage Faces Front, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Laminate Counters, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Other, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Other, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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