

\$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

****OPEN HOUSE SUN SEPT 7th 1-4 PM****

Must see 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 " with 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	None, On Street
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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	Crawl Space, Exterior Entry, Full, Partially Finished, Walk-Out

Exterior

Exterior Features	None
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Lot Description	Back Lane, Few Trees, Gentle Sloping, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2025
Days on Market	20
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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